

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

March 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

March 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 March 17, 2022 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public may listen to and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/84646751452>, Meeting ID: **846 4675 1452**, or telephonically at **1-929-205-6099**, Meeting ID: **846 4675 1452**. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Consideration: Award of Contract for Security Guard Services
 - A. Allied Universal
 - B. Securitas, Inc.
6. Discussion: TPD Presence and Traffic Enforcement
7. Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair (*to be provided under separate cover*)
8. Discussion: Cricket Field Updates
9. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities
 - C. Spirit Committee

10. Approval of Minutes

- A. Board of Supervisors: February 17, 2022
 - I. Summary of Motions
 - II. Joint Meeting with Property Owners Association
 - III. Regular Meeting
 - IV. Action/Agenda or Completed Items
- B. Sunshine Board Online Workshop: February 18, 2022 – March 16, 2022 *(to be provided under separate cover)*
- C. Other

11. Acceptance of Unaudited Financial Statements as of January 31, 2022

12. Staff Reports

- A. District Engineer: *Johnson Engineering, Inc.*
- B. Office Administrator: *Amanda Schewe*
- C. Facilities Manager: *John Hall*
 - Status of Sidewalk Inspection
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 21, 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

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

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

5 B



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 2/25/2028.

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	\$18.00	\$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	\$15.38	\$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	\$18.00	\$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	\$15.30	\$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

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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 February 17, 2022 at 7:00 p.m., 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 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:

Sudhir (Sid) Shah
Ronald Acoff
Rene Fontcha

Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Amanda Schewe
Vivek Babbar
John Hall
Harry Ramphal
Richard Carpenter
Allied Universal Representatives

District Manager
Office Administrator
District Counsel
Facilities Manager
Resident/POA President
Resident/LAF Committee Member

Other Residents present, were:

Lori O'Rear
Prashant Shah
Brian Little
Sanyam Shah

Roberta Carroll
Cindy McIntyre
Saed Patel

Parag Shah
Chris Liming
Mark Warton

Rob Parkinson
Satish Dholakia
Kamlash Shah

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

On MOTION by Mr. Acoff and seconded by Mr. Fontcha, with all in favor, 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, was adopted.

On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, the January 20, 2022 Regular Meeting Minutes, as presented, the February 7, 2022 LAF Committee Meeting Minutes and the January 21, 2022 to February 16, 2022 Sunshine Board Online Workshop Minutes, as presented, were approved.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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

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The Board of Supervisors of the Cory Lakes Community Development District and the Board of Directors of the Cory Lake Isles Property Owners Association held a Joint Meeting on February 17, 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.

For the CDD, present were:

Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary

For the POA present were:

Anoop Reddy	POA Vice President
Sheryl Springer	POA Treasurer
John Rowles	POA Property Manager
Web Helton (via Zoom)	POA Attorney

Also present were:

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
John Hall	Facilities Manager
Vivek Babbar	District Counsel
Mark Hansen	Resident
Lori O’Rear	Resident
Chris Liming	Resident
Roberta Carroll	Resident
Rob Parkinson	Resident
Josh Russell	Resident
Satish Dholakia	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

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

41 For the POA, Directors Reddy, Springer and the Property Manager John Rowles were present, in
42 person.

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

46

47 **SECOND ORDER OF BUSINESS**

Opening Comments

48

49 Mr. Shah noted the following:

50 ➤ The POA’s Attorney was not present

51 ➤ It was his understanding that the purpose of this joint meeting was to have attorney
52 feedback and it was stated at the last meeting that the presence of two attorneys is necessary.

53 ➤ Several attendees from Canary Isle were present to discuss the commercial vehicle
54 parked on the street overnight. The CDD would act on that item.

55 Mr. Acoff stated he wanted to allot as much time as possible for members of the public
56 to voice their opinions and concerns.

57

58 **THIRD ORDER OF BUSINESS**

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

59

60

61 Resident Roberta Carroll described instances of speeding in Cory Lake Isle (CLI). In her
62 opinion, motorists are driving like maniacs. She asked the Board to ask the Tampa Police
63 Department (TPD) to drive around the community and not remain in one spot.

64 Resident Josh Russell stated, regarding the 26’ commercial box truck parked on his
65 street, he checked the Covenants, Conditions & Restrictions (CCRs), which stipulate that no
66 commercial vehicles are allowed on the premises other than to drop off and pick up
67 passengers. He voiced his frustration that it was revealed at the previous meeting that neither
68 the CDD nor the POA could do anything about the commercial truck. Mr. Russell expressed his
69 disappointment that Mr. Ramphal was not present today, especially since he offered to
70 coordinate with Mr. Russell to resolve the parking issue.

71 Mr. Shah assured Mr. Russell that the issue would be addressed. He stated that the
72 Board’s goal is to continue making improvements that will increase property values. Mr. Acoff

73 asked if the CDD and POA attorneys communicated with one another about the parking issue
74 and the CCRs.

75

76 **FOURTH ORDER OF BUSINESS**

Discussion Items

77

78 **A. Street Parking Monitoring and Enforcement**

79 Mr. Shah stated there is an obvious issue with a commercial truck parked in Canary Isle
80 that must be resolved. He felt that clarity is needed between the CDD and POA responsibilities.
81 He noted that District Counsel, Mr. Babbar, was present to help resolve the issue.

82 Mr. Babbar listed the following points:

83 ➤ Ultimately, the POA is the entity that enforces its documents and, although he could
84 make suggestions, it is not within his jurisdiction to say what must be done.

85 ➤ The CDD owns the road and the right-of-way (ROW) from one edge of the sidewalk to
86 the other edge of the sidewalk, including the grassy strip.

87 ➤ The CDD is responsible for the maintenance of the sidewalks and the roadways and, if
88 there are any parking issues, Chapter 190 gives the CDD has the authority to tow vehicles.

89 ➤ The CDD does not have fining authority but the POA does.

90 ➤ The CDD already has towing signage installed around the community, at the entrances,
91 and has an agreement with the towing operator.

92 ➤ Regarding notice, a sticker may be placed on an illegally parked vehicle to alert the
93 driver that that the vehicle would be towed the next time.

94 ➤ Illegally parked vehicles could be towed without a sticker because the notice is placed at
95 the front of the gates.

96 ➤ The CDD could commence towing illegally parked vehicles if it adopts a policy to resolve
97 the current parking issue.

98 Discussion ensued regarding the grassy area between the sidewalk and the road, a
99 Cooperation Agreement between the POA and the CDD regarding the parking issue, the CDD
100 providing the POA with authorization to enforce the CCRs, selective enforcement, commercial
101 vehicle sizes, logistics, having roving patrols photograph illegally parked vehicles and submitting
102 a report for transmission to Envera.

103 The following enforcement process was established:

104 ➤ Circulate a letter informing all residents of a “three-strikes” towing policy.

- 105 ➤ Stipulating in the rover’s instructions that photographs should be date-stamped.
- 106 ➤ Mr. Hall and Ms. Schewe would oversee the data and mail the violation notices.
- 107 ➤ Residents seeking permission to park on the street must make a formal request at the
- 108 office, where they would be provided with parking credentials that must be visible to the rover.
- 109 ➤ Mr. Shah suggested implementing the towing program for six months prior to adoption.
- 110 Asked if a motion is needed, Mr. Adams replied affirmatively and suggested using the
- 111 verbiage on Page 45 of the CCRs related to overnight parking.

112 Discussion ensued regarding what to do about out-of-state tags, how to handle hostile

113 residents. forwarding letters and issuing stickers to ensure everyone is notified of the new

114 towing policy. A resident stated that Mr. Helton, who was attending the meeting via Zoom

115 while driving, could not hear the discussion. Mr. Shah stated Mr. Helton need not participate as

116 Mr. Babbar provided clarity on the parking issue.

117

118 **On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor,**

119 **implementing a “three-strikes” towing policy for any vehicles parked outside of**

120 **the parameters of the POA CCRs, was approved.**

121

122

123 **B. Other Items of Joint Interest**

124 Mr. Acoff asked about data-mining and what happens to those who are caught

125 speeding. Mr. Hall stated letters are mailed to those individuals and the violation is

126 documented and stored in the system. Envera recently asked the CDD to hold off on forwarding

127 data as their system is down. Mr. Shah asked how many speeding violations have been issued in

128 the last six or eight weeks. Mr. Hall stated about ten.

129 Discussion ensued regarding replacing Envera with another company, purchasing a new

130 \$15,000 camera, radar, visitors caught speeding and increasing the CDD budget to better

131 compensate troopers patrolling the community. Asked if it would be helpful to have a

132 discussion with the TPD, Ms. Springer replied affirmatively and offered to contact TPD and

133 invite a few officers to the next meeting.

134

135 **FIFTH ORDER OF BUSINESS**

Other Business

136

137 Mr. Acoff stated he would like more of the landscaping to be addressed and for the

138 neighborhood to be restored to how it once was. He suggested the Boards consider replacing

139 vegetation and asking homeowners to do the same around their homes. Mr. Rowles stated the
140 POA commenced issuing violations on September 1, 2021 and he personally issued 1,330
141 violations for roofs, painting, sidewalks, weeds, unkept driveways, etc. Mr. Shah commended
142 Mr. Rowles for his diligence and voiced his opinion that the community looks a much better
143 than it did six months ago.

144

145 **SIXTH ORDER OF BUSINESS**

Public Comments (*non-agenda items*)

146

147 Resident Mark Hanson voiced his understanding that the CCRs have been in place since
148 1997 and expressed surprise that an enforcement plan is being considered in 2022. He found it
149 astonishing that there was no procedure in place until today. In his opinion, there should be a
150 formal, written procedure for enforcement of the CCRs.

151

152 **SEVENTH ORDER OF BUSINESS**

Adjournment

153

154 Mr. Adams stated, rather than adjourning this meeting, it would be best to recess it and
155 continue discussion of the business items during the regular meeting.

156 There being no further business to discuss, the meeting recessed at 6:46 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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

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Present were:

Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
Vivek Babbar	District Counsel
John Hall	Facilities Manager
Harry Ramphal	Resident/POA President
Richard Carpenter	Resident/LAF Committee Member
Allied Universal Representatives	

Other Residents present, were:

Lori O’Rear	Roberta Carroll	Parag Shah	Rob Parkinson
Prashant Shah	Cindy McIntyre	Chris Liming	Satish Dholakia
Brian Little	Saed Patel	Mark Warton	Kamlash Shah
Sanyam Shah			

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams reconvened the Joint POA/CDD meeting and called the CDD Regular meeting to order at 6:59 p.m. For the CDD, Supervisors Shah, Acoff and Fontcha were present, in person. Supervisors Castillo and Haque were not present. In consideration of the COVID-19 pandemic,

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

40 this meeting was being offered virtually, via Zoom, and telephonically, to allow public
41 participation while reducing person-to-person contact.

42

43 **SECOND ORDER OF BUSINESS**

Chairman’s Opening Comments

44

45 Mr. Shah welcomed all attendees and stated his goal was to be respectful of everyone’s
46 time and keep the meeting brief. He reported the following:

47 ➤ There was a recent traffic fatality on Cory Lake Boulevard and Morris Bridge, which
48 involved a resident’s vehicle and drag-racers.

49 ➤ Seven sewer manholes were repaired by the City of Tampa (COT), six in Barbados and
50 one in Java.

51 ➤ The cricket pitch was installed.

52

53 **THIRD ORDER OF BUSINESS**

Other Supervisors’ Opening Comments

54

55 Mr. Fontcha thanked everyone for attending and noted that the POA and CDD Boards
56 addressed the illegal parking issue at the joint meeting held just prior to this meeting. The POA
57 and CDD would continue working together to resolve the street parking issue completely.

58

59 **FOURTH ORDER OF BUSINESS**

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

60

61

62 Resident Satish Dholokia noted several issues with the sidewalks, including an uneven
63 block of walkway where residents have fallen. He recently fell on a sidewalk and suffered a
64 minor knee injury, a moderate wrist injury and a nasal fracture. He stated that two of his
65 friends also fell on the cement blocks. He suggested that the CDD appoint someone to inspect
66 all the Isles, document uneven sidewalks and facilitate the repairs. Mr. Shah asked Mr. Dholokia
67 to email the Facilities Manager outlining all uneven surfaces so that Mr. Hall could follow up.

68 Resident Kamlash Shah discussed uneven sidewalks and stated that he recently fell
69 while walking. He noted that the sidewalks are often blocked, causing pedestrians to walk on
70 the street, and speeding is an issue; he felt that the sidewalks and speeding need to be
71 addressed.

72 Resident Lori O'Rear found the nightly noise from the basketball courts excessive. She
73 played videos reflecting the noise level. She stated that noise continues until 10:00 p.m., and
74 there is no buffer between her home and the basketball courts. Ms. O'Rear asked the Board to
75 consider upgrading the basketball courts with new surfaces, constructing a barrier, installing a
76 fingerprint system to monitor users and closing the recreational facilities at sunset.

77 Resident Chris Liming reiterated Ms. O'Rear's frustration with the noise emanating from
78 the basketball courts and stated he would appreciate it if the CDD resolves it by installing
79 updated backboards and equipment, placing time constraints on use of the facilities and
80 installing a sound barrier.

81 Resident Rob Parkinson thanked the Board and Staff for facilitating installation of
82 protective netting in high-risk areas between Canary Isle and the new cricket pitch. Referencing
83 slides, he reviewed a timeline of the cricket pitch concerns, cricket pitch location in relation to
84 Canary Isle properties, examples of balls that impacted homes and backyards, examples of
85 cricket players retrieving errant balls through backyards and foliage and CDD staff mitigation
86 efforts. Mr. Parkinson asked for signage to be installed to remind players not to use hard balls,
87 which could injure someone. He recommended seeking more community engagement when
88 the CDD makes improvements in order to find out what issues residents are having.

89 Resident Sanyam Shah stated the basketball court lights go off around 10:30 p.m., and
90 players usually take a few minutes to drink water and cool down before leaving; however,
91 lately, as soon as the lights go off, the rover appears and asks players to vacate the area
92 immediately. He recalled last Friday when the rover was especially rude and threatened to call
93 law enforcement if players did not vacate immediately. He voiced his belief that the rover's
94 behavior was unwarranted and players should have at the very least 10 minutes to cool down.
95 Mr. Shah asked Mr. Hall to confer with the rover about this.

96 Discussion ensued regarding the rover, current amenity rules, changing the rules and
97 rule enforcement. Mr. Sanyam Shah would email Administration and copy all Board Members if
98 a similar episode with the rover occurs.

99 Resident Richard Carpenter suggested that the CDD construct an all-purpose field in the
100 Meadows area, across from Canary Isle, to be designated for soccer, baseball, cricket, etc. It

101 was estimated that it would cost \$300,000 to construct an all-purpose field but it could be done
102 piecemeal. This would be a safe place for residents to play sports.

103 Resident Roberta Carroll asked the Board to advise the police to move around instead of
104 staying parked in one place when patrolling. She discussed playground parts and voiced her
105 opinion that there still needs to be upkeep and residents must be informed about what is
106 happening.

107 Resident Mark Warton asked if a noise ordinance could be enforced or signage installed
108 regarding the loud boom boxes on the basketball courts. In his opinion, the language emanating
109 from the boom boxes is offensive; he and other Canary Isle residents do not appreciate it.

110 Discussion ensued regarding enforcement. Mr. Shah stated signage that reads “No
111 Boom Boxes” or “No Loud Music” would be installed.

112 Resident Cindy McIntyre felt that there will be noise issues if people are allowed there
113 all the time. She stated if she hears the noise she will complain if they are out there at all
114 hours.

115

116 **FIFTH ORDER OF BUSINESS**

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

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134 Mr. Adams presented Resolution 2022-03. The Resolution is the final step in facilitating
135 the loan that was previously approved by the Board. The documents were previously drafted,

136 reviewed and executed by District Counsel. The Funds would be wired into the CDD’s operating
137 account tomorrow.

138

139 **On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor,**
140 **Resolution 2022-03, Authorizing the Terms, Execution, and Issuance of its**
141 **Capital Improvement Revenue Note Series 2022, a Loan Agreement,**
142 **Certificates, and Related Documents to Evidence a Loan in the Principal**
143 **Amount of \$700,000 to Finance Repair and Reconstruction of District Owned**
144 **Assets and Capital Improvements Incidental Thereto; Authorizing and**
145 **Approving Certain Covenants and Agreements With Finemark National Bank &**
146 **Trust in Connection Herewith; Covenanting to Budget and Appropriate Legally**
147 **Available Non-Ad Valorem Revenues to Pay the Note; and Providing for an**
148 **Effective Date, was adopted.**

149

150

151 **SIXTH ORDER OF BUSINESS**

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

152

153

154 **A. Allied Universal**

155 The Allied Client Manager introduced himself.

156 Mr. Fontcha asked why Allied Universal (Allied) has not attended previous meetings that
157 it was invited to. The Allied Client Manager stated a completely new team has been installed
158 and the former Operations Manager is no longer with Allied. He presented Allied’s proposal and
159 discussed the pay wage, billing rate, staffing issues and the estimated subtotal of \$474,117.

160 Mr. Acoff was skeptical of the new proposal in comparison to the old proposal that was
161 presented by the previous team.

162 The new Allied Director of Operations stated that Allied’s goal is to pay its work force a
163 livable wage in order to have better retention and stability for the security team. He noted
164 that, in addition to being a security force, Allied wants to become good partners with the CDD
165 while maintaining a good relationship with the security team and the community. Allied’s new
166 team will examine past issues, address the issues, set forth new standards and communicate
167 what the expectations are.

168 Mr. Fontcha stated the Board would like more time to review and analyze the proposal
169 and could not make a decision today.

170 Discussion ensued regarding recruiting and retaining good security officers, overworked
171 guards, conflict resolution, Allied's other accounts, decision timeline and new uniforms.

172 Mr. Shah asked about adjusting the billing rate, to better compensate the guards. An
173 Allied representative stated that, while Allied is willing to make adjustments, he did not know
174 the extent; he would present it to his superior.

175 Mr. Shah stated that security is very important to everyone so he wants to make a
176 decision at this meeting and, even though the full Board is not present, he is confident that Mr.
177 Castillo and Ms. Haque would agree with whatever decision is made.

178 Discussion ensued regarding a security spreadsheet handout, negotiating with Allied,
179 Securitas, Inc. (SI) Option 2 figures, importance of the Site Supervisor position and setting a
180 threshold before making a decision.

181 **B. GuardOne Security**

182 **C. Securitas, Inc.**

183 **D. Trident Protective Services**

184 Mr. Hall was directed to secure updated final proposals from SI and Allied. "Security
185 Guard Services" would be included on the March Agenda.

186

187 **SEVENTH ORDER OF BUSINESS**

Update: CDD Facebook Page

188

189 • **Facebook Policy**

190 Ms. Schewe reported the following:

191 ➤ Staff created the Facebook page. The page already has a few followers. Information
192 about the Facebook page will be included in the March Islander and posted on the sign boards.

193 ➤ Staff updated the Cory Lake CDD Social Media Policy with the Board's comments from
194 the previous meeting.

195 Per Mr. Shah, Ms. Schewe is to send an e-blast to the community every ten days,
196 encouraging them to join the Facebook page.

197

198 **EIGHTH ORDER OF BUSINESS**

Committee Reports

199

200 **A. Security**

201 Ms. Schewe stated, at the Board’s direction, she conferred with Mr. Forbes about
 202 resuming security meetings, virtually and in person. He was amenable to presiding online. She
 203 stated it has been difficult to find a committee member to preside in person so, until Mr.
 204 Forbes is able to find someone to preside over meetings in person or is comfortable doing so,
 205 no security meetings would be held.

206 **B. Landscape Aquascape Facilities**

207 The February LAF report was included for informational purposes.

208 **C. Spirit Committee**

209 There was no report.
 210

211 **NINTH ORDER OF BUSINESS**

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

222 Mr. Adams presented Resolution 2022-04.
 223

224 **On MOTION by Mr. Acoff and seconded by Mr. Fontcha, with all in favor, 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, was adopted.**

230
 231
 232 **TENTH ORDER OF BUSINESS**

Approval of Minutes

234 **A. Board of Supervisors: January 20, 2022**

235 **I. Summary of Motions**

236 **II. Regular Meeting**

237 District Staff responded to questions regarding releasing public records from Line 138
238 and tag recognition system through Envera from Line 276.

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

240 **B. LAF Committee: February 7, 2022**

241 **C. Sunshine Board Online Workshop: January 21, 2022 to February 16, 2022 (to be**
242 ***provided under separate cover*)**

243 **D. Other**

244

245 **On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, the**
246 **January 20, 2022 Summary of Motions, January 20, 2022 Regular Meeting**
247 **Minutes, February 7, 2022 LAF Committee Meeting Minutes and January 21,**
248 **2022 to February 16, 2022 Sunshine Board Online Workshop Minutes, as**
249 **presented, were approved.**

250

251

252 Mr. Forbes commended the Board on the actions taken at today’s meeting. He asked
253 about the Post Orders for the community. Mr. Shah stated the Post Orders would be reviewed
254 and addressed at the March meeting. Mr. Adams stated District Counsel must review them as
255 well.

256 Mr. Forbes voiced his opinion that the community has new residents that do not care
257 about safety. He recommended coordinating with realtors in the community and drafting
258 policies related to parking, speeding and general courtesy towards neighbors. Mr. Shah stated
259 new residents are provided with copies of CCRs at each closing.

260 Discussion ensued regarding the welcome packet, overnight parking and speeding.

261

262 **ELEVENTH ORDER OF BUSINESS**

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

263

264

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

266 Mr. Hall responded to questions regarding damaged gate arms and plant replacements.

267 The financials were accepted.

268

269 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

270

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

272 There was nothing further to report.

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

274 Ms. Schewe presented the February Office Administrator & Events Monthly Report.

275 Ms. Schewe responded to questions regarding the event budget.

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

277 Mr. Hall presented the February Facilities Manager Report.

278 **• Update: Cricket Field**

279 The cricket field is 95% completed.

280 The Board and Staff discussed resurfacing the basketball courts, the rover, noise
281 barriers, resident complaint calls, installing signage at the basketball courts, sidewalk repairs
282 and recent complaints about a solar panel solicitor.

283 **D. District Manager: *Wrathell, Hunt and Associates, LLC***284 **• NEXT MEETING DATE: March 17, 2022 at 6:00 P.M.**285 **○ QUORUM CHECK**

286 The Board Members in attendance confirmed their attendance at the March 17, 2022
287 meeting.

288

289 **THIRTEENTH ORDER OF BUSINESS** **Other Business**

290

291 Mr. Shah reviewed the issues addressed at today's meeting.

292 Mr. Forbes asked if a decision was made regarding the temporary speed bumps. Mr.
293 Shah replied affirmatively; the speed bumps would be installed after the paver repairs at the
294 Cross Creek entrance are completed in a week to ten days. Asked if the Board would proceed
295 with license plate readers, Mr. Shah replied affirmatively.

296 Mr. Shah directed Mr. Hall to order "No Music" signage for the basketball court area.

297

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

299

300 Mr. Shah reviewed the package received from Canary Isle residents regarding cricket
301 balls and other balls landing in backyards.

302 Mr. Shah directed Mr. Hall to facilitate installation of two signs at the cricket field; one
303 stating “No hard balls allowed” and the other stating “Residents only” or a ratio.

304 Discussion ensued regarding reporting non-residents utilizing the cricket field, the rover,
305 cricket balls, soft ball, baseballs, tennis balls and netting proposals.

306 Mr. Adams was directed to include Cricket Field Update as a discussion item on the
307 March agenda.

308 Discussion ensued regarding a recent fatal vehicle accident, promoting speeding
309 awareness, State Troopers, TPD ticketing speeders and installing speed bumps.

310 Resident and POA President Harry Ramphal voiced his opinion that people do not
311 respect the roadways in Cory Lakes and there has been no communication from the CDD to the
312 residents asking them to slow down and to not abuse the roadways.

313 Resident Brian Little expressed his excitement about the cricket pitch and his surprise at
314 how many cricket balls go into and across Cory Lake Drive.

315

316 **FIFTEENTH ORDER OF BUSINESS**

Supervisors’ Requests

317

318 There were no Supervisor’s Request.

319

320 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

321

322 There being no further business to discuss, the meeting adjourned at 9:17 p.m.

323

324

325

326

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

327

328

329

330

331

332 _____
Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

10AIV

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	2.17.22
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	2.17.22
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	2.17.22
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	2.17.22
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			
35	2.17.22	ACTION	Mr. Hall to secure and present updated final proposals from SI and Allied.	X			
36	2.17.22	AGENDA	Mr. Adams to include "Security Proposal Consideration" with proposals from Allied and SI on the March agenda.	X			
37	2.17.22	ACTION	Ms. Schewe to send an eblast every 10 days, urging residents to joint the CDD Facebook page.	X			
38	2.17.22	ACTION	Mr. Hall to order "no music" signage for the basketball courts and "no hard balls allowed" for the cricket field.	X			
39	2.17.22	ACTION	Mr. Hall to confer with the rover about comments made by Mr. Sanyam Shah,	X			
40	2.17.22	AGENDA	Mr. Adams to include "TPD Presence & Traffic Enforcement" on the March agenda	X			
41	2.17.22	AGENDA	Mr. Adams to include "Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair" on the March Agenda	X			
42	2.17.22	AGENDA	Mr. Adams to include "Consideration: Award of Security Contract to either Allied or Securitas" on the next agenda.	X			

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

11

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2022**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2022**

	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	\$ 9,624	\$ -	\$ -	\$ -	\$ 9,624
Iberia - debit card	2,856	-	-	-	2,856
SunTrust - operating acct	329,340	-	-	-	329,340
SunTrust - debit card	4,165	-	-	-	4,165
MMK account	679,168	-	-	-	679,168
Investments					
Revenue	-	132,252	530,640	18,562	681,454
Reserve	-	52,409	239,485	10,000	301,894
Prepayment	-	-	4	-	4
Undeposited funds	950,000	-	-	-	950,000
Due from other	1,806	-	-	-	1,806
Due from other funds					
General	-	17,057	78,189	-	95,246
Deposits	23,154	-	-	-	23,154
Retainer	5,000	-	-	-	5,000
Total assets	<u>\$ 2,005,113</u>	<u>\$ 201,718</u>	<u>\$ 848,318</u>	<u>\$ 28,562</u>	<u>\$ 3,083,711</u>
LIABILITIES					
Liabilities:					
Accounts payable	\$ 35,770	\$ -	\$ -	\$ -	\$ 35,770
Credit card	460	-	-	-	460
Due to other funds					
Debt service fund - series 2013	17,057	-	-	-	17,057
Debt service fund - series 2013A-1	78,189	-	-	-	78,189
JSAPP deposit	4,214	-	-	-	4,214
Accrued payroll taxes	323	-	-	-	323
Total liabilities	<u>136,013</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>136,013</u>
FUND BALANCES					
Nonspendable					
Deposits	23,154	-	-	-	23,154
Restricted for:					
Debt service	-	201,718	848,318	28,562	1,078,598
Assigned					
3 months working capital	368,241	-	-	-	368,241
Unassigned	1,477,705	-	-	-	1,477,705
Total fund balances	<u>1,869,100</u>	<u>201,718</u>	<u>848,318</u>	<u>28,562</u>	<u>2,947,698</u>
Total liabilities and fund balances	<u>\$ 2,005,113</u>	<u>\$ 201,718</u>	<u>\$ 848,318</u>	<u>\$ 28,562</u>	<u>\$ 3,083,711</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 47,365	\$ 2,118,056	\$ 2,279,150	93%	\$ 759,717
Interest and miscellaneous	2,080	12,332	30,000	41%	10,000
Total revenues	<u>49,445</u>	<u>2,130,388</u>	<u>2,309,150</u>	92%	<u>769,717</u>
EXPENDITURES					
Administrative					
Supervisors	800	3,600	12,000	30%	4,000
Payroll services	99	314	600	52%	200
Payroll taxes - FICA	61	275	900	31%	300
Payroll taxes - unemployment	-	-	325	0%	108
District management	4,583	18,333	55,000	33%	18,333
Assessment roll preparation	417	1,667	5,000	33%	1,667
Bond amortization schedule fee	-	-	1,500	0%	500
Disclosure report	250	1,000	3,000	33%	1,000
Trustee	4,148	7,112	7,200	99%	2,400
Audit	-	-	6,400	0%	2,133
Arbitrage rebate calculation	-	-	2,500	0%	833
Legal - general counsel	973	1,329	5,000	27%	1,667
Engineering	-	8,657	10,000	87%	3,333
Insurance: general liability & public officials	-	34,314	35,000	98%	11,667
Insurance: worker's compensation	-	4,612	5,500	84%	1,833
Legal advertising and Sunshine Board	-	-	4,500	0%	1,500
Bank fees	-	-	1,500	0%	500
Credit card discount	11	126	200	63%	67
Dues & licenses	-	175	175	100%	58
Postage	103	394	2,000	20%	667
Tax collector	948	42,398	94,965	45%	31,655
Contingencies	144	446	2,000	22%	667
Total administrative	<u>12,537</u>	<u>124,752</u>	<u>255,265</u>	49%	<u>85,088</u>
Field operations					
Utilities					
Communication	3,128	9,611	20,000	48%	6,667
Website	-	-	705	0%	235
ADA website compliance	-	420	210	200%	70
Streetlights	14,865	45,790	120,000	38%	40,000
Electricity	6,420	18,671	50,000	37%	16,667
Propane	-	-	400	0%	133
Water, sewer & irrigation	2,531	7,264	15,000	48%	5,000
Solid waste removal	-	2,003	6,200	32%	2,067
Sewer lift stations	170	510	2,500	20%	833
Total utilities	<u>27,114</u>	<u>84,269</u>	<u>215,015</u>	39%	<u>71,672</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Security operations					
Security staffing contract services	26,979	107,209	340,000	32%	113,333
Contractual virtual guard	3,340	28,119	90,000	31%	30,000
Off-duty policing	1,672	4,332	21,000	21%	7,000
Total security operations	<u>31,991</u>	<u>139,660</u>	<u>451,000</u>	31%	<u>150,333</u>
Field office administration					
Field manager	4,600	16,696	61,000	27%	20,333
Assistant field manager	38	152	15,000	1%	5,000
Office administrator	3,477	12,754	49,000	26%	16,333
Payroll taxes	754	4,024	13,500	30%	4,500
Seasonal decorations	-	30,000	60,000	50%	20,000
Beach club office equipment	166	903	4,500	20%	1,500
Beach club office supplies	123	805	4,000	20%	1,333
Beach club gym supplies	1,740	6,845	20,600	33%	6,867
Guard office equipment	-	-	1,000	0%	333
Guard office supplies	-	-	1,500	0%	500
Community events supplies	17	4,386	18,500	24%	6,167
Pool & beach club attendants	1,736	8,122	26,000	31%	8,667
Total field office administration	<u>12,651</u>	<u>84,687</u>	<u>274,600</u>	31%	<u>91,533</u>
Landscape maintenance					
Landscaping	29,657	178,871	407,000	44%	135,667
Mulch	-	3,150	-	N/A	-
Beach sand	-	-	3,000	0%	1,000
Annuals & seasonal plant installation	-	1,260	5,000	25%	1,667
Plant replacement	-	2,588	30,000	9%	10,000
Sod replacement	-	-	10,000	0%	3,333
Well maintenance - irrigation	-	-	3,000	0%	1,000
Irrigation - maintenance	268	1,641	7,500	22%	2,500
Tree removal	2,075	3,685	35,000	11%	11,667
Lake & pond maintenance	3,625	19,000	52,000	37%	17,333
Total landscape maintenance	<u>35,625</u>	<u>210,195</u>	<u>552,500</u>	38%	<u>184,167</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	6,087	27,436	100,000	27%	33,333
Capital reinvestment note 2022 repayment	-	-	162,975	0%	54,325
Car and cart repairs and maintenance	505	3,807	6,000	63%	2,000
Rentals and leases	1,411	4,592	20,000	23%	6,667
Cleaning	1,408	4,224	16,000	26%	5,333
Pest control	-	300	1,800	17%	600
Security gate maintenance & repair	775	8,467	5,000	169%	1,667
Security gate maintenance & repair - cachet	140	270	2,000	14%	667
Monuments & signs	-	664	5,000	13%	1,667
Fountains	-	584	7,000	8%	2,333
Storm water drainage	-	-	35,000	0%	11,667
Recreation equipment maintenance & repair	-	240	15,000	2%	5,000
Building equipment maintenance & repair	257	7,210	15,000	48%	5,000
Pressure washing	-	1,250	7,500	17%	2,500
Paver, streets and sidewalk repairs, cleaning	1,640	19,782	75,000	26%	25,000
Total facilities maintenance	<u>12,223</u>	<u>78,826</u>	<u>473,275</u>	17%	<u>157,758</u>
Facilities maintenance (pool)					
Pool maintenance	1,495	5,980	21,000	28%	7,000
Pool repairs	-	5,549	6,000	92%	2,000
Pool heater utilities	2,241	2,775	10,000	28%	3,333
Pool permit	-	-	575	0%	192
Total facilities maintenance (pool)	<u>3,736</u>	<u>14,304</u>	<u>37,575</u>	38%	<u>12,525</u>
Total field operations	<u>123,340</u>	<u>611,941</u>	<u>2,003,965</u>	31%	<u>667,988</u>
Infrastructure reinvestment					
Capital improvement program					
Capital outlay	-	55,000	-	N/A	-
Total infrastructure reinvestment	<u>-</u>	<u>55,000</u>	<u>-</u>	N/A	<u>-</u>
Total expenditures	<u>135,877</u>	<u>791,693</u>	<u>2,259,230</u>	35%	<u>753,077</u>
Excess/(deficiency) of revenues over/(under) expenditures	(86,432)	1,338,695	49,920 *		
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	-	27,029	0%	9,010
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>27,029</u>	0%	<u>9,010</u>
Net change in fund balances	<u>(86,432)</u>	<u>1,338,695</u>	<u>76,949</u>	1740%	
Fund balance - beginning (unaudited)	<u>1,955,532</u>	<u>530,405</u>	<u>566,705</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	391,395	391,395	564,808 **		
Unassigned	1,477,705	1,477,705	78,846 ***		
Fund balance - ending	<u>\$ 1,869,100</u>	<u>\$ 1,869,100</u>	<u>\$ 643,654</u> ****		

Notes:

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

* This number determined by subtracting total expenditures from total revenues

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

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

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

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ 2,249	\$ 100,553	\$ 108,072	93%
Interest	-	3	-	N/A
Total revenues	<u>2,249</u>	<u>100,556</u>	<u>108,072</u>	93%
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	45	2,011	4,503	45%
Total other fees & charges	<u>45</u>	<u>2,011</u>	<u>4,503</u>	45%
Total expenditures	<u>45</u>	<u>69,170</u>	<u>108,072</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	2,204	31,386	-	
Net change in fund balances	2,204	31,386	-	
Fund balances - beginning	199,514	170,332	168,945	
Fund balances - ending	<u>\$ 201,718</u>	<u>\$ 201,718</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 JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: net of discounts	\$ 10,309	\$ 460,937	\$ 495,440	93%
Interest	2	9	-	N/A
Total revenues	<u>10,311</u>	<u>460,946</u>	<u>495,440</u>	93%
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	206	9,219	20,643	45%
Total other fees & charges	<u>206</u>	<u>9,219</u>	<u>20,643</u>	45%
Total expenditures	<u>206</u>	<u>36,820</u>	<u>510,440</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	10,105	424,126	(15,000)	
Net change in fund balances	10,105	424,126	(15,000)	
Fund balances - beginning	838,213	424,192	402,524	
Fund balances - ending	<u>\$ 848,318</u>	<u>\$ 848,318</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 JANUARY 31, 2022**

	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: March 17, 2022

Happy St. Patrick's Day!

CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine website, email blast and signage updates.
- Routine invoice coding and AP aging reports.
- Posted the Fitness Center and Pool Rules and Regulations to the CDD website.
- Posted the Facility Rental Agreement and Policies to the CDD website.
- Started a following of the Official Cory Lakes CDD Facebook page. **See attached for results of the first month**

ACTION ITEMS:

- Sorting through vendor and financial files to condense everything down to last fiscal year and current fiscal year. All older documents will be filed and stored.
- Create a 'donation drive' registration form. Many organizations have requested to put a small box or bin in the Beach Club to collect food/clothing/other items for donation. The registration form consists of name, contact information, drive information and a maximum of 2 weeks per drive. Only one drive will take place at a time. Residents/organizations are responsible for advertising for their drive.
- Included in the next Islander (April) will be: water safety, lake rules and regulations about no wake zones and catch and release policy.

CDD Events

ACTION ITEMS:

- Create a draft of dates and events for next fiscal year with cost projections.
- Working with a small business to have another sponsor for upcoming events.

COMPLETED:

- Created a website for International Food & Arts Festival with vendor information.
- Purchased a reusable sign for Food & Arts Festival to be used at Cross Creek gate.
- Booked DJ for End of School Bash and Back to School Bash.

UPCOMING:

- *International Food and Arts Festival* | March 12th 11am-2pm – a layout was created and sent to all vendors. Volunteers have been assigned jobs. However, as I make this report (3/8/22) we are monitoring the weather forecast for the event date. We will announce an official decision on Friday, 3/11/22. If the event has to be canceled due to weather, there will be a rain date in September 2022. Working with vendors involved to get a set date.
- *Rummage Sale* | March 26th 8am-12pm at the Beach Club Parking Lot. Reservations have been open for over a week and there are 7 spaces out of 60 reserved. We will need at least 50% of the spaces reserved to hold this event. Email blasts will be sent out to remind residents about the event in hopes that more want to register.
- *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. **SAME STATUS**
- *End of School Bash* | 5/27 – 12-2pm at the community pool. Residents and friends can come celebrate the start of summer with a DJ, games, giveaways and free ice pops.

Office Administrator & Events Monthly Report

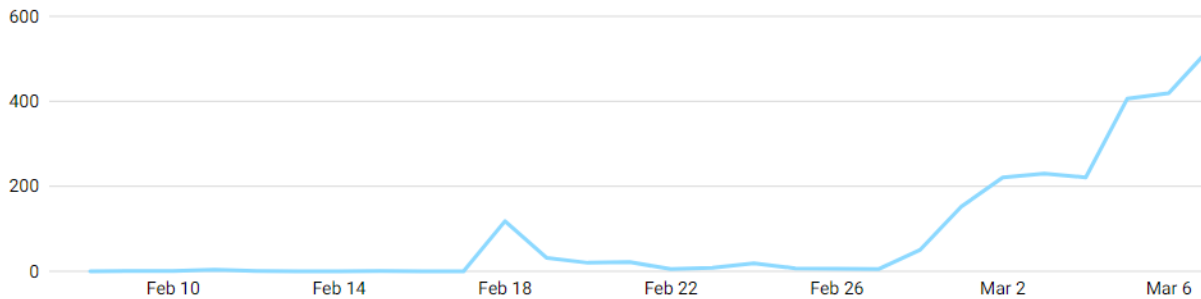
Meeting date: March 17, 2022

Happy St. Patrick's Day!

Social Media Update – Cory Lakes CDD Facebook page Reporting Information

Facebook Page Reach

1,845 92.2K%



Content	Post time	Reach	Likes and	Link clicks	Shares
DON'T FORGET TO REGISTER! Grab your space for only \$3. The event is open to the public!	2022-03-07T10:31:03	17	0	0	0
Food Truck Wednesday! We will have HOT OFF THE PRESS and HOWDY DOODLES ICE CREAM COACH here on 3/9/22 from 5:00pm-8:00pm at the Beach Club!!! Follow this page for more info! https://www.bestfoodtrucks.com/lots/corylakeisles	2022-03-07T10:30:12	11	0	0	0
The community pool should reopen at 3:00pm TODAY!	2022-03-07T07:21:58	15	0	0	0
ATTENTION*** The community pool will continue to be closed due to cleaning until Monday, March 7, 2022.	2022-03-04T06:27:45	23	0	1	0
Event: International Food & Arts Festival	2022-03-01T11:45:28	1594	3	47	3
Cory Lakes CDD added an event.	2022-03-01T11:40:40	1938			
RUMMAGE SALE! You can reserve your space starting tomorrow, 3/1/2022, at the CDD office. Each space is \$3 each, first come first served.	2022-02-28T11:37:25	61	0	2	2
The POOL IS CLOSED! Don't forget that our community pool is closed this week due to cleaning!	2022-02-28T11:31:24	28	0	0	1
Thank you to everyone who pitched in to clean up Morris Bridge Road on Saturday, February 26th. We had some long-time volunteers (Angela and AJ) and some new faces to welcome! We hauled away 18 bags of trash, 3 tires, a wooden pallet, and a flat-screen TV. Big shout out as always to John Hall, who drives behind the group to make sure that we are very visible to traffic.	2022-02-28T11:30:22	38	5	3	0
FOOD TRUCK TODAY! Join us at the Beach Club for a yummy bite from KARIBBEAN CHILD & M.C. ICE! Preorder with the link below: https://www.bestfoodtrucks.com/lots/corylakeisles					
5:00pm-8:00 PM	2022-02-24T11:49:18	42	1	3	0
UPDATE! The Food Truck that was scheduled today tested positive for COVID this morning. We will have KARIBBEAN CHILD Food Truck here TOMORROW from 5:00-8:00pm instead. Check out their food options on the website below: https://www.bestfoodtrucks.com/lots/corylakeisles	2022-02-23T09:27:37	33	1	0	0
Did you hear? There are new garbage collection days. Wednesday is regular trash pick up, recycling, and yard waste pick up. Saturday is regular trash pick-up. If you want to find out more, visit https://www.hillsboroughcounty.org/en/residents/property-owners-and-renters/trash-and-recycling/find-my-trash-collector-and-collection-schedule	2022-02-21T10:05:41	36	0	0	0
Cory Lakes CDD added an event.	2022-02-18T09:09:08	283			
Our community pool is in need of some spring cleaning! Therefore, the entire pool area will be closed starting on Monday, Feb. 28. We are hoping to reopen it on Saturday, March 5. The pool will be drained, washed & cleaned, filled back up, and chemical balanced. At the same time, the pool deck and seating areas will get cleaned as well. If you have any questions, please reach out to the CDD office.	2022-02-18T09:06:03	215	10	4	3
Check out our upcoming Food Trucks! Every other Wednesday at the Beach Club Parking lot. Up Next is THE MELT MACHINE GRILLED CHEESE and THE KAKE SHOPPE on Feb. 23! https://www.bestfoodtrucks.com/lots/corylakeisles www.dievents.com	2022-02-11T07:49:32	41	2	0	0
POA & CDD joint Meeting will be on Feb. 17, 2022 @ 6PM. https://us02web.zoom.us/j/84646751452 , Meeting ID: 846 4675 1452, or telephonically at 1-929-205-6099, Meeting ID: 846 4675 1452.	2022-02-11T07:37:43	37	3	0	0
You can view the agenda on the CDD website: www.corylakescdd.net	2022-02-11T07:35:38	36	0	1	0
Cory Lakes CDD updated their cover photo.	2022-02-11T07:34:04	30	4	0	0
Totals		4478	19	5	9

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

12C

Cory Lakes Community Development District

Facilities Manager

March. 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. Replaced two dock lights that were vandalized.
6. Working with vendors on fixing window tint.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Drained, acid washed and refilled pool.
5. Replaced water jets in pool.
6. Pressure washed pool house roof.
7. Pressure washed gate arbors.
8. Pressure washed slide
9. Pressure washed pool stairs.
10. Painted men's and women's restroom doors
11. Replaced painting on lanai area.
12. Cleaned two cameras in lanai area. Lens had film on them.

PLAYGROUND

1. Kept clean and organized. Lots of leaf litter this time of year.
2. Replaced park bench.
3. Replaced slide landing.
4. Ordered second smaller landing.

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 broken window glass.

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 94%
4. Still 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.
7. LMP working on seasonal cut backs

LAKE MANAGEMENT

1. Solitude treated the lakes and ponds for algae and grasses.
2. Lakes looking good.
3. People are moving lake buoys again.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed.
3. Replaced two tires on patrol truck and had oil changed.
4. Securitas submitted revised proposal.
5. Allied has yet to submit revised proposal. Says they are waiting on GM.

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. Replaced Pickle-ball nets.
6. Replaced tennis nets.
7. Adding posts to bottom of tennis court fence to help with ball loss issue. (Newer courts)
8. 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. (No response so far from Ryan Homes)
9. City of Tampa lowered and leveled 7 manholes. Now we wait and see how those repairs hold up before moving forward with other repair sites.

10. Working with Spectrum Enterprise to upgrade service to fiber.
11. Working with District engineer on drainage issue on Cachet Isle.
12. Had camera inspection of Cachet storm drain done. No evidenced leak.
13. Working with Engineer on issue with Cachet roadway/ storm water pipe.
14. Got entrance message boards working again.
15. 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.

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 one sconce lights on columns.
5. Replaced bulb in stop light.

Action Plan for April

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. (Waiting on paint to do stripes)
7. Verify timeline for roofing tiles. April or May (Still on track)
8. Verify timeline for well replacement. (Not soon, looking at other vendors.)
9. Game plan for spring planting with LMP.



CORY LAKES CDD

LANDSCAPE INSPECTION

February 28, 2022

ATTENDING:

JOHN HALL – CORY LAKE

STEVE SMALL – LMP

PAUL WOODS – OLM, INC.

SCORE: 94%

**NEXT INSPECTION
APRIL 4, 2022 AT 1:30 PM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

BEACH CLUB

1. **Frontage beds: Remove windfall and debris accumulation from Hawaiian Ti.**
2. Use a pole saw to detail and deadhead white Bird of Paradise, removing cold damaged fronds. Consider removing tallest cane.
3. Remove windfall, remnant concrete rubble, and other debris around pool seating area.
4. Pool: Determine the limit of freeze damage in Dwarf Firebush and prune back uniformly if risk of frost/freeze has subsided.
5. Near outdoor seating area: Groom frost/freeze damage from Firecracker plants. I recommend hand pruning Firecracker to create a loose, softer appearance; do not shear plants.
6. Tennis court entrance: Remove grassy weeds from Mexican Petunia hedge.

CACHET ISLES

7. Prune freeze damage from Dwarf Bougainvillea.
8. Cul-de-sac: Remove volunteer Peanut growing into Paurotis Palm.

MORRIS BRIDGE ROAD

9. Exit side drive: Prune Palmetto overgrowing curb lines.
10. Complete cutting back Fountain Grass.
11. Tahiti Isle Lane: Remove Oak leaf accumulation from Loropetalum hedgerow.
12. Throughout pocket parks: Control weeds in turf.
13. At the mailbox: Groom Bird of Paradise.

14. Remove volunteer Flax Lilies in Loropetalum hedgerow along inbound lake of Morris Bridge Road.
15. I recommend a seasonal reduction of Ligustrum sinense.

CORY LAKE DRIVE

16. Small pocket park: Hand prune dead wood from Loropetalum. Fertilize Loropetalum prior to rejuvenate pruning.
17. West of Barbados Isle Drive and toward the Cross Creek Blvd entrance: While water table is down, mow back into areas that are submerged during the summer, detailing to the wood line.

CROSS CREEK BOULEVARD

18. Remove volunteer Oyster plants at the base of the Cory Lake sign.
19. Monitor localized area of chlorosis in Azaleas and fertilize as needed to improve vigor.
20. Prune pink Azaleas to create a looser, softer appearance once bloom cycle is complete.
21. Use a flat shovel as needed to remove palm sprouts from landscape beds.
22. Along entrance drive: Remove leaf accumulations from mulch beds.

CATEGORY III: IMPROVEMENTS – PRICING

1. Beach Club: Confirm square footage to reduce size of tree wells to prevent further erosion, particularly near the boat launch and gymnasium entrance.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

NONE

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CORY LAKE CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	5		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-1	Azaleas
WEED CONTROL – BED AREAS	10	-2	Blue Daze
PRUNING	10	-2	Wood lines/frost freeze cutbacks
PLANT INSECT/DISEASE CONTROL	5		
CLEANLINESS	5	-2	Cont'd leaf debris and windfall
MULCHING	5	-2	Redistribute remaining/top dress per specification where needed
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: 2-28-22 Score: 94 Performance Payment 100%

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		