

# **CORY LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**April 21, 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**

April 14, 2022

Board of Supervisors  
Cory Lakes Community Development District

<p><b>ATTENDEES:</b> 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 April 21, 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. Acceptance of Resignation of Supervisor Sheila Haque, Seat 4; *Term Expires November 2022*
6. Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 4
  - A. Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in separate package*)
    - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - II. Membership, Obligations and Responsibilities
    - III. Financial Disclosure Forms
      - a. Form 1: Statement of Financial Interests
      - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
      - c. Form 1F: Final Statement of Financial Interests
    - IV. Form 8B: Memorandum of Voting Conflict


- B. Consideration of Resolution 2022-06, Designating Certain Officers of the District, and Providing for an Effective Date
7. Presentation by Hillsborough County Commissioner Ken Hagen Regarding Approval of a De-Acceleration Lane at the Cory Lake Isles Entrance on Morris Bridge Road for Vehicles Entering from the North
8. Consideration of Updated/Restated Parking Policy (*to be provided under separate cover*)
9. Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair (*to be provided under separate cover*)
10. Presentation: Resident Appeal to CDD Regarding Employee Appreciation
11. Committee Reports
  - A. Security
    - Update: Allied Universal
  - B. Landscape Aquascape Facilities (LAF)
  - C. Spirit
12. Approval of Minutes
  - A. Board of Supervisors: March 17, 2022
    - I. Summary of Motions
    - II. Regular Meeting
    - III. Action/Agenda or Completed Items
  - B. LAF Committee: April 4, 2022
  - C. Sunshine Board Online Workshop: March 18, 2022 – April 20, 2022 (*to be provided under separate cover*)
  - D. Other
13. Acceptance of Unaudited Financial Statements as of February 28, 2022
14. Staff Reports
  - A. District Engineer: *Johnson Engineering, Inc.*

- B. Office Administrator: *Amanda Schewe*
- C. Facilities Manager: *John Hall*
  - Update: Status of Sidewalks
  - Update: Cricket Fields
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: May 19, 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
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Sudhir "Sid" Shah	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 15. Other Business
- 16. Public Comments (*non-agenda items*) [3 minutes per speaker]
- 17. Supervisors' Requests
- 18. Adjournment

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

Sincerely,  
  
 Chesley E. Adams, Jr.  
 District Manager

**FOR PUBLIC PARTICIPATION**  
<https://us02web.zoom.us/j/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**

**NOTICE OF TENDER OF RESIGNATION**

To: Board of Supervisors  
Cory Lakes Community Development District  
Attn: Chesley E Adams, Jr., District Manager  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

From: Sheila Haque  
Printed Name

Date: 04/13/2022  
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Cory Lakes Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and [SH] personally presented at a duly noticed meeting of the Board of Supervisors, [ ] scanned and electronically transmitted to [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) or [SH] faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

Sheila Haque  
Signature

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**RESOLUTION 2022-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR 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; and

**WHEREAS**, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

**SECTION 1.** \_\_\_\_\_ is appointed Chair.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chair.

**SECTION 3.** Chuck E. Adams, Jr. is appointed Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

Craig Wrathell is appointed Assistant Secretary.

**SECTION 4.** This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

**SECTION 5.** This Resolution shall become effective immediately upon its adoption.

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**PASSED AND ADOPTED** this 21st day of April, 2022.

ATTEST:

**CORY LAKES COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**10**

## **AN APPEAL**

FROM: Belvai Vinnie Kudva, 17909 St Croix Isle Dr, Tampa, FL 33647.

TO: CDD, Cory Lake Isles, Tampa, FL 33647

Subject: Following are suggestions for the benefit of Cory Lake Isle residents.

1. Role played by the employees working at Corry Lake is very vital in projecting the image of our community. I feel it is important to express our community appreciation to these employees. So let us assign a day (or a week) of "Employee Appreciation" day (or week).
2. Once a week let us have a day assigned to youth activities at the club house. Those activities can be social activities, academic development, cultural, intellectual development etc.
3. Success of any activity depends upon people participation. People will participate if they know about the activity. Bringing it to the attention of residents is very important. Our digital bulletin board is meant for activities related to events that are open to all the residents. However, in the past, we were not allowed to use digital bulletin board stating that it was not CDD sponsored activity. I request that if it is a non-religious and non-political community activity it must be posted in digital bulletin board.

Thank you.

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**12AI**

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

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

**Present were:**

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

**Also present were:**

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
John Hall	Facilities Manager
Harry Ramphal	Resident/POA President
A.J. Forbes	Resident/Security Committee Member
Lieutenant Deahl	Tampa Police Department (TPD)
Allied Universal Representatives	

**Other Residents present, were:**

Roberta Carroll	Mahmood Sideique	Parag Shah	Rob Parkinson
Prashant Bodhe	Cindy McIntyre	Mark Hanson	Brian Little
Kishore Joga	Kara Greco	Carlos Guzman	Other Residents

**On MOTION by Mr. Fontcha and seconded by Mr. Castillo, with Mr. Fontcha, Mr. Castillo and Mr. Acoff in favor and Mr. Shah dissenting, the Allied Universal revised rate schedule, contingent upon new uniforms and a six-month grace period, with monthly progress reports on performance standards, effective April 1, 2022, was approved. (Motion passed 3-1)**

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**On MOTION by Mr. Acoff and seconded by Mr. Shah, with all in favor, the February 17, 2022 Joint CDD/POA Meeting Minutes, February 17, 2022 Summary of Motions and February 17, 2022 Regular Meeting Minutes, as amended, and the February 18, 2022 to March 16, 2022 Sunshine Board Online Workshop Minutes, as presented, were approved.**

**On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, Resolution 2022-05, Adopting a Policy Regarding Parking and Towing on District Owned Property; Designating Authorized Representatives to Work with Towing Operators; Authorizing the Engagement of an Authorized Towing Operator; Providing for Conflicts and Severability; and Providing an Effective Date, was adopted.**

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12A11**

**DRAFT**

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

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

**Also present were:**

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
John Hall	Facilities Manager
Harry Ramphal	Resident/POA President
A.J. Forbes	Resident/Security Committee Member
Lieutenant Deahl	Tampa Police Department (TPD)
Allied Universal Representatives	

**Other Residents present, were:**

Roberta Carroll	Mahmood Sideique	Parag Shah	Rob Parkinson
Prashant Bodhe	Cindy McIntyre	Mark Hanson	Brian Little
Kishore Joga	Kara Greco	Carlos Guzman	Other Residents

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:03 p.m. Supervisors Castillo, Shah and Acoff were present, in person. Supervisor Fontcha was not present at roll call. Supervisor Haque was not present. In consideration of the COVID-19 pandemic, this meeting was being offered

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



39 virtually, via Zoom, and telephonically, to allow public participation while reducing person-to-  
40 person contact.

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42 **SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

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44 There were no Chairman’s opening remarks.

45

46 **THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

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48 Mr. Shah wished everyone a Happy St. Patrick’s Day, expressed his sympathies to the  
49 family of a young drowning victim in the community and voiced his hopes for a swift and  
50 productive meeting, which could result in more participants.

51 Mr. Acoff concurred with Mr. Shah and stated the Board needs to be effective and  
52 mindful of everyone’s time.

53 Mr. Castillo stated the Board sympathizes with the family of the young drowning victim  
54 and with the families of the victims of the war in Ukraine.

55 Asked for an update on a recent gas leak, Ms. Schewe stated one or two homes in  
56 Bermuda Isle were evacuated but the matter was brought under control.

57 **Mr. Fontcha has arrived at the meeting at 6:03 p.m.**

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59 **FOURTH ORDER OF BUSINESS**

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

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62 A Capri Isle resident reported that a recent storm damaged a CDD-owned fence in his  
63 backyard. Mr. Castillo asked for the address and directed Mr. Hall to inspect the fence.

64 Resident Prashant Bodhe commented on the CDD fence and on non-residents accessing  
65 the community to play on the cricket field. Mr. Castillo stated the fence would be taken care of  
66 and signage prohibiting non-CLI residents from using the cricket field was ordered.

67 Resident Parag Shah felt that the volleyball court lights are dim and need to be  
68 addressed. Asked if this issue is related to the bulbs or the breaker, Mr. Hall stated it is a  
69 transformer issue; he personally repaired the lighting within the past two years. Discussion  
70 ensued about repairing the volleyball court lights. Mr. Hall would check the lighting again and

71 stated the CDD has the parts but needs the equipment to make the repairs. Mr. Shah would  
72 email photographs to the Facilities Manager and the Board.

73 Resident Roberta Carroll thanked the Board for improving the pool, requested more  
74 sand for the playground and commented on trespassers accessing the community to use the  
75 amenities. She voiced her opinion that the recent child drowning was a tragic accident that  
76 should awaken the community and cause parents to keep a closer watch over their children.

77 A Canary Isle resident stated he noticed that there is an automated external defibrillator  
78 (AED) in the Clubhouse and one in the weight room but no AED in the pool area nor appropriate  
79 signage. He felt that the Board should consider this for health and safety purposes.

80 Mr. Acoff voiced his feeling that Staff should post information to mobilize the  
81 community to be more alert at the pool and make a collected effort to watch the children. Ms.  
82 Schewe would send an e-blast and post a link stressing that pool safety should be a joint  
83 responsibility for all CLI residents.

84 Resident Mark Hanson voiced his desire to discuss fireworks prohibition in the  
85 community. He stated that the issue has been raised several times and residents were  
86 informed that, even though fireworks are prohibited in the community, a new State law states  
87 that fireworks cannot be prohibited. He conferred with District Counsel after the last meeting  
88 and Mr. Babbar referenced Florida Statutes 791.08-3, which was passed in April 2020, and prior  
89 to that, fireworks were illegal in Florida. The interpretation is that, since fireworks are currently  
90 legal, they cannot be prohibited. He read the following clause:

91 "The Legislature does not intend for the application of this section to supersede  
92 any prohibition against use of fireworks contained within a legally executed and  
93 properly recorded Declaration of Covenants. However, a Homeowners  
94 Association (HOA) through Board of Directors may not promulgate rules that  
95 attempt to abrogate a homeowner's right to use fireworks during a designated  
96 holiday."

97 Mr. Hanson voiced his understanding that if the Covenants say there can be no  
98 fireworks, then this law does not override that. He read the following from the 1993  
99 Covenants:

100           “The shooting of firearms, fireworks and pyrotechnic devices of any kind,  
101           character, type or size and any activities shall not be permitted on any lot,  
102           dwelling unit or other residential property or property within CLI.”

103           Mr. Hanson concluded that the Covenants prohibit fireworks and the 2020 State law  
104 does not supersede that; therefore, the CDD can prohibit fireworks in CLI and not be in  
105 violation of the 2020 law.

106           Mr. Castillo stated the POA owns the Covenants so this should be presented to the POA.  
107 He urged Mr. Hanson to contact the POA President or the Property Manager, John Rowles. Mr.  
108 Hanson recalled that there was a lot of discussion at the joint CDD/POA meeting about  
109 enforcement and asked which entity is responsible for enforcement. Mr. Adams stated the  
110 particular provision that Mr. Hanson recited is the POA’s responsibility and the law will not  
111 circumvent any POA Covenants or restrictions.

112           Resident Brian Little noted an ongoing situation of unlicensed teenagers driving golf  
113 carts in the neighborhood and trespassing on private property to fish, including standing on  
114 docks and boats. This issue was previously reported to, the Security Committee, Neighborhood  
115 Watch, Board Members, Staff and the Tampa Police Department (TPD). The TPD stated they  
116 would not assist or respond to complaints. He thought that, if this matter is not addressed,  
117 someone will eventually get hurt and the CDD could be liable.

118           Resident Mahmood Sideique inquired about lake maintenance and reported that there  
119 is moss and algae in a pond behind his home. Mr. Castillo stated the CDD engaged a lake  
120 management company to clean the lake weekly; sometimes they treat the lake and sometimes  
121 they treat the ponds. Mr. Hall asked for Mr. Sideique’s address so that he can inspect the lake.

122           Resident Kara Greco echoed Mr. Little’s comments and stated teenagers should not go  
123 onto her property, as there is a fence that goes to the seawall. She questioned the expense for  
124 the rover and the benefit, as, in her opinion, residents are paying for a service but receive very  
125 little in return.

126           Mr. Acoff asked what can be done to stop trespassers from accessing CDD-controlled  
127 property. Discussion ensued regarding the lack of response from the TPD and the rover.

128           Lieutenant Deahl stated it is problematic if a TPD officer informs a resident that they will  
129 not do anything about an issue, when responding to a call and apologized on behalf of the TPD.

130 He urged residents to contact the TPD station and report unhelpful officers to a Shift Supervisor  
131 or Lieutenant. He discussed golf carts in the community, the law in relation to private and  
132 public roadways and the non-emergency TPD number.

133

134 **FIFTH ORDER OF BUSINESS**

**Consideration: Award of Contract for  
Security Guard Services**

135

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137 Mr. Hall stated Securitas submitted a revised proposal and Allied is the only presenter in  
138 attendance.

139 **A. Allied Universal**

140 Mr. Ken Neal presented the new Allied Universal rate proposal. Security officers hourly  
141 wage would increase from \$14 to \$15 per hour with the bill rate staying the same.

142 Mr. Castillo asked how much the guards currently earn per hour. Mr. Neal stated \$11  
143 per hour. Mr. Acoff asked what added value the CDD would receive in exchange for the wage  
144 increase. Mr. Neal stated the increased pay wage would allow for better quality personnel with  
145 less turnover. Discussion ensued regarding the current high turnover rate and adjusting the  
146 total hours per week from 424.5 to 396. Mr. Acoff asked Mr. Neal to review and recertify all the  
147 totals to make sure they are accurate.

148 **B. Securitas, Inc.**

149 The Board and Staff compared the total costs of the Securitas Proposal to those of  
150 Allied's revised proposal.

151 **▪ Discussion: TPD Presence and Traffic Enforcement**

152 **This item, previously the Sixth Order of Business, was presented out of order.**

153 Lieutenant Deahl asked if there was anything else to be addressed. Mr. Acoff recalled  
154 previous discussions about a lack of TPD presence in the community and asked for increased  
155 TPD presence due to speeding. The Board would like the community to be patrolled more  
156 frequently than before. Lieutenant Deahl stated that Sergeant Turlock was assigned to the area  
157 and he is reliable and very familiar with CLI. Additionally, Lieutenant Deahl would personally  
158 contact the Special Operations Division Motor Sergeant and request stronger traffic  
159 enforcement. Lieutenant Deahl commented on the speeding issues and traffic mitigation efforts  
160 that could be considered, such as speed bumps, additional stop signs and speed limit signage.

161 In the meantime, TPD would dispatch its motor unit to CLI and Sergeant Turlock and the New  
162 Tampa squad will patrol as much as they can.

163 **Lieutenant Deahl left the meeting.**

164 Mr. Shah voiced his preference to change security companies and noted the  
165 considerable number of complaints about Allied over the years and Allied’s management  
166 issues. Mr. Acoff suggested giving Allied another opportunity to improve its level of service. Mr.  
167 Castillo concurred with Mr. Acoff and voiced his opinion that Allied should be retained for at  
168 least six months.

169 Discussion ensued regarding granting Allied a six-month grace period, the \$15 per hour  
170 pay rate increase, resident complaints about Allied, the LMP contract, possibility of Securitas  
171 matching Allied’s bill rate and identifying savings. Mr. Adams stated, from a pricing perspective,  
172 if Allied is retained, it would be an addendum to the existing contract and all the contract  
173 provisions would remain intact; the CDD has the ability to terminate with 30 days’ notice.

174

**On MOTION by Mr. Fontcha and seconded by Mr. Castillo, with Mr. Fontcha, Mr. Castillo and Mr. Acoff in favor and Mr. Shah dissenting, the Allied Universal revised rate schedule, contingent upon new uniforms and a six-month grace period, with monthly progress reports on performance standards, effective April 1, 2022, was approved. (Motion passed 3-1)**

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**SIXTH ORDER OF BUSINESS**

**Discussion: TPD Presence and Traffic Enforcement**

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This item was addressed during Item 5B.

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**SEVENTH ORDER OF BUSINESS**

**Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair (to be provided under separate cover)**

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192 Mr. Adams stated the revised Post Orders were supposed to be provided under  
193 separate cover, since they are exempt from public viewing because they are of a security  
194 nature; however, they were not sent. He stated that he would email the revised Post Orders to  
195 the Board tomorrow. The revisions were previously reviewed by District Counsel, who had no

196 issues with any of the revisions proposed by Mr. Hall. Mr. Forbes was informed that the Board  
197 did not receive the post orders and this item would be deferred to the next meeting.

198 Mr. Forbes commended the Board for reaching a consensus on the security company. In  
199 his opinion, unless the updated Post Orders are reviewed and approved by the Board, the  
200 guards will not succeed, since the Post Orders are essentially the rules that the guards must  
201 follow to meet expectations and hold management accountable. He noted that residents need  
202 help but there is a disconnect and some disgruntled residents are considering forming their  
203 own security committee to circumvent the current Security Committee and the CDD Board and  
204 make their own decisions about security.

205 Discussion ensued regarding the revised Post Orders, rover, security guards, trespassers,  
206 TPD and the revised Allied contract. Per Mr. Castillo, Allied representatives are to be invited to  
207 every meeting for the next six months. "Post Orders Revisions" would be included as a  
208 review/discussion item on the next agenda.

209

210 **EIGHTH ORDER OF BUSINESS**

**Discussion: Cricket Field Updates**

211

212 Mr. Hall reported the following:

- 213 ➤ The signs are in production.
- 214 ➤ The turf requires specific paint and staff is searching for the lime paint.

215 Regarding the cricket net, Mr. Hall stated he has been researching a reasonably-priced  
216 permanent in-ground solution instead of a portable unit.

217

218 **NINTH ORDER OF BUSINESS**

**Committee Reports**

219

220 **A. Security**

221 Mr. Hall stated Envera has yet to address the matter of a license plate reader.

222 **B. Landscape Aquascape Facilities**

223 There was no report.

224 **C. Spirit Committee**

225 There was no report.

226

227 TENTH ORDER OF BUSINESS Approval of Minutes

228

229 A. Board of Supervisors: February 17, 2022

230 I. Summary of Motions

231 Change "Saed Patel" to "Sandip Patel"

232 II. Joint Meeting with Property Owners Association

233 Line 88: Delete "has"

234 Line 114: Change "Helton" to "Melton"

235 III. Regular Meeting

236 Line 31: Change "Saed Patel" to "Sandip Patel"

237 Line 47: Change "on" to "close to" and "and Morris Bridge" to "on Morris Bridge"

238 Line 256: Delete entire line.

239 Line 257: Delete "about safety. He" and insert "Mr. Forbes" in front of "recommended"

240 IV. Action/Agenda or Completed Items

241 This item was not addressed.

242 B. Sunshine Board Online Workshop: February 18, 2022 to March 16, 2022 (to be provided under separate cover)

244 C. Other

245

246 On MOTION by Mr. Acoff and seconded by Mr. Shah, with all in favor, the  
247 February 17, 2022 Joint CDD/POA Meeting Minutes, February 17, 2022  
248 Summary of Motions and February 17, 2022 Regular Meeting Minutes, as  
249 amended, and the February 18, 2022 to March 16, 2022 Sunshine Board Online  
250 Workshop Minutes, as presented, were approved.

251

252

253 ELEVENTH ORDER OF BUSINESS Acceptance of Unaudited Financial  
254 Statements as of January 31, 2022

255

256 Mr. Adams presented the Unaudited Financial Statements as of January 31, 2022.

257 Mr. Adams responded to questions regarding the "Capital Outlay" line item on Page 4,

258 Staff workflow, purchasing process, "Total infrastructure reinvestment" amount of \$55,000 and

259 the "Assets and Liabilities" on Page 1. The financials were accepted.

260

261 **TWELFTH ORDER OF BUSINESS****Staff Reports**

262

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

264 Mr. Adams stated Mr. Chang was working on permit applications for the CDD. Mr.  
265 Castillo asked if work on the weir project would commence in the current calendar year. Mr.  
266 Adams replied affirmatively; he anticipated that the design is near completion, approvals would  
267 be obtained at the end of the summer and the project would commence in the fall.

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

269 Ms. Schewe presented the March Office Administrator & Events Monthly Report,  
270 including the Facebook Page Reporting Information.

271 Ms. Schewe responded to questions regarding resident feedback on the Facebook page,  
272 the comments section and Ms. Schewe's staffing needs.

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

274 Mr. Hall presented the March Facilities Manager Report.

275 **• Status of Sidewalk Inspection**

276 Mr. Hall reported the following:

277 ➤ The three concrete companies that are used on a regular basis do not have the  
278 manpower to grind the sidewalk.

279 ➤ The most cost effective and practical way to commence the project would be to rent a  
280 machine and start grinding the sidewalks.

281 ➤ Mr. Babbar had advised of movement with the drainage issue in Capri Isle. As soon as  
282 additional information is obtained, the Board would be updated.

283 ➤ The Clubhouse roofing is expected in April or May. The tile company is producing  
284 enough tiles to complete the Clubhouse before the rainy season; roofing work on the two  
285 guardhouses would commence at the end of May or early June.

286 Mr. Hall responded to questions regarding speed bump repairs at the Cross Creek  
287 entrance, purchase of a new truck, City of Tampa manhole repairs, obtaining painting proposals  
288 for the guard houses and when the well project would commence.

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

290 ■ **Resolution 2022-05, Adopting a Policy Regarding Parking and Towing on District**  
291 **Owned Property; Designating Authorized Representatives to Work with Towing**



292 Operators; Authorizing the Engagement of an Authorized Towing Operator; Providing  
293 for Conflicts and Severability; and Providing an Effective Date

294 This item was an addition to the agenda.

295 Mr. Adams presented Resolution 2022-05, which was transmitted under separate cover.

296 The Resolution accomplishes the following:

- 297 ➤ Outlines the CDD’s Parking and Towing Policy.
- 298 ➤ Makes certain findings under Chapter 190, Florida Statutes, that the CDD has the  
299 authority to establish a parking and towing policy.
- 300 ➤ Authorizes CDD representatives.
- 301 ➤ Authorizes the engagement of a towing company.
- 302 ➤ References parking restrictions as outlined in the CDD’s Declarations.
- 303 ➤ Outlines the towing procedures.
- 304 ➤ Outlines the three-warning system.

305 Mr. Acoff noted that the Resolution is not inclusive of the sidewalks but it should be. He  
306 asked about signage and parking restrictions. Mr. Adams stated a policy specific to sidewalks  
307 and roads was previously reviewed by District Counsel. He would email it to the Board.

308 Discussion ensued regarding the Resolution, tracking temporary parking violations,  
309 written notices to violators, parking expiration dates, towable offenses, the rover, TPD,  
310 Covenants, Conditions and Restrictions (CCRs) and when to publicize the towing policy.

311

312 **On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor,**  
313 **Resolution 2022-05, Adopting a Policy Regarding Parking and Towing on**  
314 **District Owned Property; Designating Authorized Representatives to Work with**  
315 **Towing Operators; Authorizing the Engagement of an Authorized Towing**  
316 **Operator; Providing for Conflicts and Severability; and Providing an Effective**  
317 **Date, was adopted.**

318

319

- 320 • **NEXT MEETING DATE: April 21, 2022 at 6:00 P.M.**

- 321 ○ **QUORUM CHECK**

322 The next meeting would be held on April 21, 2022.

323

324

325 **THIRTEENTH ORDER OF BUSINESS** **Other Business**

326  
327 Mr. Acoff asked Mr. Adams to prepare a document outlining election “Dos and Don’ts”  
328 for the next meeting. Mr. Adams stated he previously conferred with Mr. Babbar regarding  
329 Board Members campaigning for others and was informed that it is outside the role of a CDD  
330 Supervisor and the Sunshine Law could be violated in this regard.

331

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

333  
334 Mr. Forbes voiced his opinion that the three-strikes warning in the Parking and Towing  
335 Policy is too much. He reported that some people are removing their license plates to  
336 circumvent identification and recommended installing face-recognition cameras at the pools to  
337 recognize individuals entering the pool area. Mr. Castillo stated if there is no license plate staff  
338 would photograph the vehicle, including the Vehicle Identification Number (VIN).

339 Resident and POA President Harry Ramphal asked about Ms. Haque, complimented the  
340 landscaping and commented on the Board’s decision to retain Allied. Mr. Castillo stated the  
341 Board did not execute a long-term contract and the decision could be reversed if performance  
342 does not improve.

343

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

345  
346 Mr. Shah stated that County Commissioner Ken Hagen would be invited to the next  
347 meeting and requested including Mr. Hagen’s presentation on the April agenda.

348

349 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

350  
351 There being no further business to discuss, the meeting adjourned at 9:04 p.m.

352

353

354

355 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

356

357

358

359

360

361 \_\_\_\_\_  
Secretary/Assistant Secretary

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

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12AIII**

### CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	10.21.21	<b>ACTION</b>	Mr. Chang to adjust Work Authorization proposal costs and email a revised cost opinion and sample exhibits of similar repairs to the Board prior to the November meeting.			X	11.18.21
2	10.21.21	<b>ACTION</b>	Per Mr. Castillo, by the next meeting Mr. Steve Small to compile a list of the areas where light posts in the community need to be raised.	X			
3	10.21.21	<b>ACTION</b>	Mr. Hall to obtain security company proposals and present them at the next meeting.			X	11.18.21
4	<del>10.21.21</del>	<del><b>ACTION</b></del>	<del>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</del>				
5	10.21.21	<b>ACTION/AGENDA</b>	Mr. Hall to have a City of Tampa manhole repairs update on future agendas.			X	3.17.22
6	10.21.21	<b>ACTION</b>	Per Mr. Castillo, Staff to negotiate the two-ply underlayment option with the Roof X contractor for a not to exceed amount of \$220,000; otherwise, secure the single ply option at a cost of \$195,000.			X	11.18.21
7	10.21.21	<b>ACTION</b>	Mr. Hall to send a follow-up email to Mr. Eric Wiess and Mr. Brad Baird of the COT regarding the recent meeting and copy Mr. Adams.			X	11.18.21
8	10.21.21	<b>ACTION</b>	Mr. Hall to change the fountain hours of operation from 7:15 a.m. to 10:00 p.m. to 8:00 a.m. to 8:00 p.m.			X	11.18.21
9	10.21.21	<b>ACTION</b>	Mr. Adams to confirm with District Counsel whether stickers can be affixed on the windows of vehicles that are parked on the streets and apprise the Board of his findings prior to the next meeting.			X	11.18.21
10	10.21.21	<b>ACTION</b>	Mr. Hall to obtain quotes and requirements for community dumpster at the storage area for large bulk trash items such as mattresses			X	12.16.21
11	10.21.21	<b>AGENDA</b>	Mr. Adams to include the CDD's Facility Rental Policy and rates as a discussion item on the next agenda.			X	11.18.21
12	10.21.21	<b>AGENDA</b>	Mr. Adams to include the Engineer's Weir Cost Opinion on the next agenda.			X	11.18.21
13	10.21.21	<b>AGENDA</b>	Mr. Adams to include the FineMark Bank Term Sheet as a discussion item on the next agenda.			X	11.18.21
14	11.18.21	<b>ACTION</b>	Mr. Chang would obtain a quote from a Geotechnical Engineer and update the work authorization for presentation at the next meeting.			X	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	<b>ACTION/AGENDA</b>	Mr. Adams to draft a letter to homeowners, listing all of the positive things that the Board has done, is currently considering, including challenges, forward it to Board Members for feedback and include it on the next agenda.			X	1.20.22
16	11.18.21	<b>ACTION/AGENDA</b>	Ms. Schewe to revise the Clubhouse Rental Policy and present it at the next meeting.			X	1.20.22
17	11.18.21	<b>ACTION</b>	Mr. Hall to invite representatives from GuardOne, Securitas and Trident Protective Services to the January meeting.			X	1.20.22
18	11.18.21	<b>ACTION/AGENDA</b>	Mr. Shah to forward a letter regarding road privatization to Mr. Adams to disseminate to the other Supervisors and include on the next agenda.			X	12.16.21
19	11:18:21	<b>ACTION</b>	Mr. Shah would contact a pharmacist and ask him to coordinate with Ms. Schewe to set up the vaccine event for children aged 5 to 11.			X	12.16.21
20	11:18:21	<b>ACTION</b>	Mr. Hall to issue modified post orders to security to place stickers on vehicles blocking the sidewalks and parked on the street, photograph and notate it.			X	12.16.21
21	11:18:21	<b>ACTION</b>	Ms. Schewe to forward all newsletters to the Administrative Staff to be posted on the CDD website.	X			
22	12.16.21	<b>ACTION</b>	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	<b>AGENDA</b>	Mr. Adams to include "Facility Rental Policy/Rates" on the next agenda.			X	1.20.22
24	12.16.21	<b>AGENDA</b>	Staff to include discussion item on next agenda about allowing future POA updates on CDD agendas.			X	1.20.22
25	12.16.21	<b>ACTION</b>	Mr. Hall to invite 3 security firms under consideration to the next meeting.			X	1.20.22
26	12.16.21	<b>ACTION</b>	Mr. Hall to invite Mr. Tim Gay to the next meeting.	X			
27	12.16.21	<b>ACTION</b>	Staff to invite an OLM representative to the February meeting.	X			
28	1.20.22	<b>ACTION</b>	Mr. Hall to continue researching references of security contractors and forward his findings to the Board.			X	3.17.22
29	1.20.22	<b>ACTION</b>	Ms. Schewe to modify the Social Media policy and email it to the Board.			X	2.17.22
30	1.20.22	<b>ACTION</b>	Ms. Schewe to revise CLI Facility Rental Policy, subject to the items discussed.			X	2.17.22

## 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	<b>ACTION</b>	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	<b>ACTION</b>	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	<b>AGENDA</b>	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	<b>AGENDA</b>	Mr. Adams to put "Security Proposal Consideration" & "Holiday Lighting Presentation – Tim Gay" as discussion items on the February agenda.	X			
35	2.17.22	<b>ACTION</b>	Mr. Hall to secure and present updated final proposals from SI and Allied.			X	3.17.22
36	2.17.22	<b>AGENDA</b>	Mr. Adams to include "Security Proposal Consideration" with proposals from Allied and SI on the March agenda.			X	3.17.22
37	2.17.22	<b>ACTION</b>	Ms. Schewe to send an eblast every 10 days, urging residents to join the CDD Facebook page.	X			
38	2.17.22	<b>ACTION</b>	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	<b>ACTION</b>	Mr. Hall to confer with the rover about comments made by Mr. Sanyam Shah,			X	3.17.22
40	2.17.22	<b>AGENDA</b>	Mr. Adams to include "TPD Presence & Traffic Enforcement" on the March agenda			X	3.17.22
41	2.17.22	<b>AGENDA</b>	Mr. Adams to include "Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair" on the March Agenda			X	3.17.22
42	2.17.22	<b>AGENDA</b>	Mr. Adams to include "Consideration: Award of Security Contract to either Allied or Securitas" on the next agenda.			X	3.17.22
43	3.17.22	<b>ACTION</b>	Ms. Schewe to send an additional e-blast and post a link stressing pool safety.	X			
44	3.17.22	<b>ACTION</b>	Mr. Hall to inspect the lake behind Mr. Sideique's house, inspect a damaged fence in Capri Isle and check the lights on the volleyball court.	X			
45	3.17.22	<b>ACTION/AGENDA</b>	Mr. Adams to transmit revised post orders to Board Members via email. Mr. Adams to carry over post order revisions as a review/discussion item on the next agenda.	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
46	3.17.22	<b>ACTION</b>	Staff to invite Allied representatives to every meeting for the next six months.	X			
47	3.17.22	<b>ACTION</b>	Mr. Adams to email policy specific to sidewalks and roads to the Board.	X			
48	3.17.22	<b>AGENDA</b>	Mr. Adams to include County Commissioner Ken Hagen's presentation on the next agenda	X			



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **12B**

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

Date of Meeting: Monday, April 4, 2022                      Next meeting: 5/2/22  
Time: 5:15 pm  
Location: Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida  
Attendance: Debbie Maronic, Stephanie Squires & John Hall

**Agenda/ Meeting Minutes**

**Landscape**

**Entrances:**

**Cross Creek Entrance:**

**Morris Bridge Entrance:**

**Beach Club/Beach Area:**

**Trees/Bushes/Flowers/Turf:**

Cache Isle Island – will plantings be done here to fill in? What kind?

- Working on a pricing, project pending.

**Aquascape**

**Lake:**

Is Solitude having difficulty keeping up with the algae growth along the banks?

- Solitude is keeping an eye on it.

**Ponds:**

**Wetlands:**

**Fountains:**

**Facilities**

**Gates/Entrances/Gate houses**

**Roadways:**

How much more paver work is to be expected to be done this year?

- This is a year around project.

**Beach Club:**

Any update as to when new tiles will be installed?

- Clubhouse roof: estimated time end of April to beginning of May for construction.

- Guard gate estimated time is end of May for construction.

**Recreation Areas:**

**Fitness Center:**

**Old Business**

**Other items**

Update on previous items that have not been completed so we know if and when they will be completed or are no longer under consideration.

- All under consideration depending on the budget.

Commented [3]:

Commented [4]:

Commented [5]:

Any other capital improvements needed to be included in next year's budget?  
- We have a total of four wells, three currently need to be redone. Suggested to the repair company that we repair one a month. Waiting to hear respond back from company.

Commented [6]:

**Adjournment/Continuance:**

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**13**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2022**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 28, 2022**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	
<b>ASSETS</b>					
Operating account					
Iberia - operating acct	\$ 9,631	\$ -	\$ -	\$ -	\$ 9,631
Iberia - debit card	2,856	-	-	-	2,856
SunTrust - operating acct	1,990,236	-	-	-	1,990,236
SunTrust - debit card	1,524	-	-	-	1,524
MMK account	720,477	-	-	-	720,477
Investments					
Revenue	-	132,253	530,641	18,562	681,456
Reserve	-	52,409	239,485	10,000	301,894
Prepayment	-	-	5	-	5
Due from other	1,806	-	-	-	1,806
Due from other funds					
General	-	18,606	85,288	-	103,894
Deposits	23,154	-	-	-	23,154
Retainer	5,000	-	-	-	5,000
Total assets	<u>\$ 2,754,684</u>	<u>\$ 203,268</u>	<u>\$ 855,419</u>	<u>\$ 28,562</u>	<u>\$ 3,841,933</u>
<b>LIABILITIES</b>					
<b>Liabilities:</b>					
Accounts payable	\$ 30,021	\$ -	\$ -	\$ -	\$ 30,021
Credit card	967	-	-	-	967
Due to other funds					
Debt service fund - series 2013	18,606	-	-	-	18,606
Debt service fund - series 2013A-1	85,288	-	-	-	85,288
Due to other government	196,500	-	-	-	196,500
JSAPP deposit	4,214	-	-	-	4,214
Accrued payroll taxes	323	-	-	-	323
Total liabilities	<u>335,919</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>335,919</u>
<b>FUND BALANCES</b>					
Nonspendable					
Deposits	23,154	-	-	-	23,154
Restricted for:					
Debt service	-	203,268	855,419	28,562	1,087,249
Assigned					
3 months working capital	368,241	-	-	-	368,241
Unassigned	2,027,370	-	-	-	2,027,370
Total fund balances	<u>2,418,765</u>	<u>203,268</u>	<u>855,419</u>	<u>28,562</u>	<u>3,506,014</u>
Total liabilities and fund balances	<u>\$ 2,754,684</u>	<u>\$ 203,268</u>	<u>\$ 855,419</u>	<u>\$ 28,562</u>	<u>\$ 3,841,933</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
<b>REVENUES</b>					
Assessment levy: net of discounts	\$ 33,288	\$ 2,151,345	\$ 2,279,150	94%	\$ 949,646
Interest and miscellaneous	3,199	15,531	30,000	52%	12,500
Misc capital improvements loan	700,000	700,000	-	N/A	-
Total revenues	<u>736,487</u>	<u>2,866,876</u>	<u>2,309,150</u>	124%	<u>962,146</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	600	4,200	12,000	35%	5,000
Payroll services	46	321	600	54%	250
Payroll taxes - FICA	53	367	900	41%	375
Payroll taxes - unemployment	-	-	325	0%	135
District management	4,583	22,917	55,000	42%	22,917
Assessment roll preparation	417	2,083	5,000	42%	2,083
Bond amortization schedule fee	-	-	1,500	0%	625
Disclosure report	250	1,250	3,000	42%	1,250
Trustee	-	7,112	7,200	99%	3,000
Audit	-	-	6,400	0%	2,667
Arbitrage rebate calculation	-	-	2,500	0%	1,042
Legal - general counsel	744	2,073	5,000	41%	2,083
Engineering	722	9,380	10,000	94%	4,167
Insurance: general liability & public officials	523	34,837	35,000	100%	14,583
Insurance: worker's compensation	-	4,612	5,500	84%	2,292
Legal advertising and Sunshine Board	-	-	4,500	0%	1,875
Bank fees	-	-	1,500	0%	625
Credit card discount	(15)	111	200	56%	83
Dues & licenses	-	175	175	100%	73
Postage	1,152	1,546	2,000	77%	833
Office supplies	345	345	-	N/A	-
Tax collector	669	43,066	94,965	45%	39,569
Contingencies	49	495	2,000	25%	833
COI	4,000	4,000	-	N/A	-
Total administrative	<u>14,138</u>	<u>138,890</u>	<u>255,265</u>	54%	<u>106,360</u>
<b>Field operations</b>					
<b>Utilities</b>					
Communication	2,878	12,489	20,000	62%	8,333
Website	-	-	705	0%	294
ADA website compliance	-	420	210	200%	88
Streetlights	18,663	64,453	120,000	54%	50,000
Electricity	6,121	24,792	50,000	50%	20,833
Propane	-	-	400	0%	167
Water, sewer & irrigation	1,808	9,072	15,000	60%	6,250
Solid waste removal	668	2,671	6,200	43%	2,583
Sewer lift stations	690	1,200	2,500	48%	1,042
Total utilities	<u>30,828</u>	<u>115,097</u>	<u>215,015</u>	54%	<u>89,590</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Security operations					
Security staffing contract services	13,217	120,426	340,000	35%	141,667
Contractual virtual guard	3,340	31,459	90,000	35%	37,500
Off-duty policing	1,572	5,904	21,000	28%	8,750
Total security operations	<u>18,129</u>	<u>157,789</u>	<u>451,000</u>	35%	<u>187,917</u>
Field office administration					
Field manager	4,600	21,296	61,000	35%	25,417
Assistant field manager	-	152	15,000	1%	6,250
Office administrator	3,477	16,231	49,000	33%	20,417
Payroll taxes	738	4,762	13,500	35%	5,625
Seasonal decorations	30,000	60,000	60,000	100%	25,000
Beach club office equipment	554	1,457	4,500	32%	1,875
Beach club office supplies	63	870	4,000	22%	1,667
Beach club gym supplies	1,276	8,122	20,600	39%	8,583
Guard office equipment	-	-	1,000	0%	417
Guard office supplies	336	336	1,500	22%	625
Community events supplies	566	4,951	18,500	27%	7,708
Pool & beach club attendants	1,574	9,696	26,000	37%	10,833
Total field office administration	<u>43,184</u>	<u>127,873</u>	<u>274,600</u>	47%	<u>114,417</u>
Landscape maintenance					
Landscaping	58,314	237,185	407,000	58%	169,583
Mulch	-	3,150	-	N/A	-
Beach sand	-	-	3,000	0%	1,250
Annuals & seasonal plant installation	1,260	2,520	5,000	50%	2,083
Plant replacement	-	2,588	30,000	9%	12,500
Sod replacement	-	-	10,000	0%	4,167
Well maintenance - irrigation	-	-	3,000	0%	1,250
Irrigation - maintenance	902	2,543	7,500	34%	3,125
Tree removal	2,125	5,810	35,000	17%	14,583
Lake & pond maintenance	1,375	20,375	52,000	39%	21,667
Total landscape maintenance	<u>63,976</u>	<u>274,171</u>	<u>552,500</u>	50%	<u>230,208</u>



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	3,492	30,928	100,000	31%	41,667
Capital reinvestment note 2022 repayment	-	-	162,975	0%	67,906
Car and cart repairs and maintenance	928	4,735	6,000	79%	2,500
Rentals and leases	1,766	6,359	20,000	32%	8,333
Cleaning	2,926	7,150	16,000	45%	6,667
Pest control	300	600	1,800	33%	750
Security gate maintenance & repair	1,879	10,346	5,000	207%	2,083
Security gate maintenance & repair - cachet	55	325	2,000	16%	833
Monuments & signs	307	971	5,000	19%	2,083
Fountains	-	584	7,000	8%	2,917
Storm water drainage	-	-	35,000	0%	14,583
Recreation equipment maintenance & repair	1,643	1,882	15,000	13%	6,250
Building equipment maintenance & repair	446	7,656	15,000	51%	6,250
Pressure washing	-	1,250	7,500	17%	3,125
Paver, streets and sidewalk repairs, cleaning	-	19,782	75,000	26%	31,250
Total facilities maintenance	<u>13,742</u>	<u>92,568</u>	<u>473,275</u>	20%	<u>197,198</u>
Facilities maintenance (pool)					
Pool maintenance	1,495	7,475	21,000	36%	8,750
Pool repairs	-	5,549	6,000	92%	2,500
Pool heater utilities	1,329	4,104	10,000	41%	4,167
Pool permit	-	-	575	0%	240
Total facilities maintenance (pool)	<u>2,824</u>	<u>17,128</u>	<u>37,575</u>	46%	<u>15,656</u>
Total field operations	<u>172,683</u>	<u>784,626</u>	<u>2,003,965</u>	39%	<u>834,985</u>
<b>Infrastructure reinvestment</b>					
Capital improvement program					
Capital outlay	-	55,000	-	N/A	-
Total infrastructure reinvestment	-	55,000	-	N/A	-
Total expenditures	<u>186,821</u>	<u>978,516</u>	<u>2,259,230</u>	43%	<u>941,346</u>
Excess/(deficiency) of revenues over/(under) expenditures	549,666	1,888,360	49,920 *		
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer in	-	-	27,029	0%	11,262
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>27,029</u>	0%	<u>11,262</u>
Net change in fund balances	<u>549,666</u>	<u>1,888,360</u>	<u>76,949</u>		
Fund balance - beginning (unaudited)	<u>1,869,099</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	2,027,370	2,027,370	78,846 ***		
Fund balance - ending	<u>\$ 2,418,765</u>	<u>\$ 2,418,765</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 FEBRUARY 28, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 1,580	\$ 102,134	\$ 108,072	95%
Interest	1	4	-	N/A
Total revenues	<u>1,581</u>	<u>102,138</u>	<u>108,072</u>	95%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	31	2,043	4,503	45%
Total other fees & charges	<u>31</u>	<u>2,043</u>	<u>4,503</u>	45%
Total expenditures	<u>31</u>	<u>69,202</u>	<u>108,072</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	1,550	32,936	-	
Net change in fund balances	1,550	32,936	-	
Fund balances - beginning	201,718	170,332	168,945	
Fund balances - ending	<u>\$ 203,268</u>	<u>\$ 203,268</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 FEBRUARY 28, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 7,244	\$ 468,181	\$ 495,440	94%
Interest	2	12	-	N/A
Total revenues	<u>7,246</u>	<u>468,193</u>	<u>495,440</u>	95%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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%
<b>Other fees &amp; charges</b>				
Tax collector	145	9,365	20,643	45%
Total other fees & charges	<u>145</u>	<u>9,365</u>	<u>20,643</u>	45%
Total expenditures	<u>145</u>	<u>36,966</u>	<u>510,440</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	7,101	431,227	(15,000)	
Net change in fund balances	7,101	431,227	(15,000)	
Fund balances - beginning	848,318	424,192	402,524	
Fund balances - ending	<u>\$ 855,419</u>	<u>\$ 855,419</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 FEBRUARY 28, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Interest and miscellaneous income	\$ -	\$ 16	\$ -	N/A
Total revenues	<u>-</u>	<u>16</u>	<u>-</u>	N/A
<b>EXPENDITURES</b>				
<b>Debt service</b>				
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)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
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**

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

## CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

### Debt Service Schedule

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**

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

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

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

**14B**



# Office Administrator & Events Monthly Report

Meeting date: April 21, 2022

## CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine website, email blast, Facebook and signage updates.
- Routine invoice coding and AP aging reports.
- Scheduling staff for the 14 Beach Club rentals in May.
- Sent an email to residents about the pool incident and reminders of the pool rules.

## ACTION ITEMS:

- Started a new lease with Boring to get a new printer machine as our current one is 10+years old. We negotiated the contract to include prints/copies and payment for the new machine. We were paying \$307.27/month for just copies and prints. We will now be paying \$306.19/month for copies/prints and a new machine. They will be installing the new machine on 4/18/22.
- Ended cleaning services with Jani King for cleaning of our facilities. Over the past 6 months, Jani King was not completing tasks that are required in their contract. I obtained 3 cleaning proposals and chose Anago Cleaning.
  - Jani King was charging \$1408/month for cleaning the Beach Club and Fitness Center and adding \$300/month from June – August for cleaning the pool bathrooms during the summer months.
  - Anago has agreed to \$1430/month and will clean the Beach Club, Fitness Center and the Pool bathrooms 3 times a week year round.
- Scheduling water safety and CPR classes. Water Safety will be held on May 14 from 11:30am-12:00pm. We have a certified lifeguard and aquatics director who will go over the basics of water safety. We have a resident who will offer CPR classes starting on April 23, 2022 from 10am-12pm.
- Reviewed camera footage over the month of March to see if our office hours are operating to fit resident's needs without a waste of labor. **\*\*See attached findings\*\***
- Starting to interview, hire and train pool staff for upcoming summer season. So far we have hired and trained 2 new employees. Each employee is trained one-on-one with myself, then they shadow a current employee through a normal shift. I plan to use the End of School Bash as an employee staff-training/welcome day. We can all be here to ensure the pool area is clean and rules/regulations are being followed. After/before (depending on time) the event, all staff will sit down meeting to meet each other and go over any questions they may have about the position before the season kicks off.

## CDD Events

- ACTION ITEMS:
- Reserve entertainment for the Fall Festival.
- Work with John to schedule another Car Club meeting.
- Researching youth activities that can be held in the Beach Club. I believe a resident has put in a request to hold more youth activities. I wanted to have some ideas in case the board wanted to explore that idea.

## UPCOMING:

- *International Food and Arts Festival* | Rescheduled to September 10, 2022 from 11am-2pm. We will start vendor registration on the event website in July 2022.
- *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. **\*\*Same status\*\***

## COMPLETED:

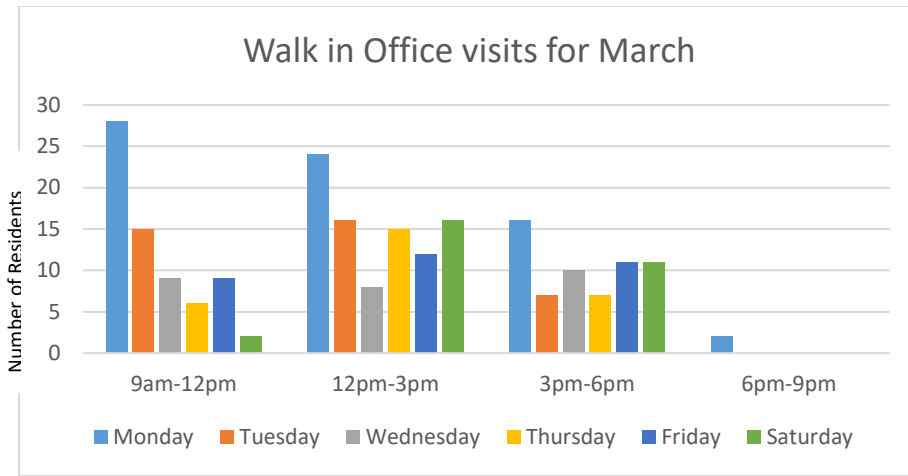
- Rummage Sale | March 26<sup>th</sup> 8am-12pm: This event was canceled due to lack of resident participation. We only had 5 booth spaces reserved between 4 residents. I did reach out to Grand Hampton's lifestyles director to ask how their community yard sale was going. She gave some good tips such as, having a food

## Office Administrator & Events Monthly Report

Meeting date: April 21, 2022

truck on site during the event. Creating articles that guide residents on how to clear clutter from their house, how to organize the sale items in their garage, etc. I will try this approach during the Fall Rummage Sale.

- Spring Festival | April 9<sup>th</sup> 11am-1pm: This event was a HUGE success. There were about 200-300 residents that came out to enjoy the event. 2000 candy filled eggs were given out to the children. Having 2 face painters on hand kept the lines down dramatically. Tampa Bay Crisis center was here with a booth to give information and the Neighborhood Watch had a booth to promote Domestic Violence awareness. Judi Beck was our sponsor and she held her own giveaways along with our Easter Basket giveaways. Overall, I have not received one complaint about this event.



**Current Office hours:** Monday 9am-9pm (12 hours)      Total hours open per week: 56  
 Tuesday 9am-5pm (8 hours)  
 Wednesday 9am-9pm (12 hours)  
 Thursday 9am-5pm (8 hours)  
 Friday 9am-5pm (8 hours)  
 Saturday 9am-5pm (8 hours)  
 Sunday CLOSED

On Monday & Wednesdays, our office is open after normal business hours from 6pm-9pm where we have office assistants in the office for walk in residents. However, after reviewing the trends over a month period that is not a high traffic time. Saturday mornings from 9am-12pm are also very low traffic times. That is roughly \$540\*\*/month (\$6,480/year) in staff wages for those unused hours. (\*\*3 hours per 3 days a week (9) X \$12/hour X 5 weeks)

**Suggested times:** Monday 9am-7pm (10 hours)      Total hours open per week: 49  
 Tuesday 9am-7pm (10 hours)  
 Wednesday 9am-5pm (8 hours)  
 Thursday 9am-5pm (8 hours)  
 Friday 9am – 5pm (8 hours)  
 Saturday 12pm-5pm (5 hours)  
 Sunday CLOSED

**Other community Office hours:**

Hunter’s Green: Monday - Tuesday - Thursday - Friday 9:00am - 3:00pm Closed Wednesdays

Tampa Palms: Monday-Friday 9am-5pm

Easton Park: Monday 12-6pm Tues-Sat 10am-6pm

Seven Oaks: Mon-Fri 10am-7pm Office Closed Sat & Sun

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

**14C**

# Cory Lakes Community Development District

Facilities Manager

April 2022, Activity Report

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## 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. Replaced fan lights on meeting hall side of clubhouse.
5. Replaced a/c condensing fan motor on clubhouse side unit.
6. Working with vendors on fixing window tint. Approx. \$3500 to remove and replace.

## Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Replaced slings on 5 lounge chairs. Will order more slings now that size is verified.
5. Installed pool depth signs per County regs.
6. Installed Keep gate closed signs.
7. Reset fingerprint controller to back gate.
8. Refreshed mulch in a few areas.

## PLAYGROUND

1. Kept clean and organized. Lots of leaf litter this time of year.
2. Spread three truckloads of sand on Beach area.

## 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... Will be resolved with Spectrum upgrades.
5. Working with Spectrum on solutions to gym tv issues. Ongoing

## 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. LMP working on seasonal cutbacks and removing freeze damage.
5. LMP working on cleaning flowerbeds and conservation woodline.
6. LMP working on seasonal cutbacks of trees.
7. Palm trees scheduled to start last week of April
8. Installed palm on Lanai Isle.
9. Removed and replaced falling tree in Morris Bridge center Island.

## LAKE MANAGEMENT

1. Solitude treated the lakes and ponds for algae and grasses.
2. Lakes looking good. Some algae and grass which is normal for this time of year.
3. People are moving lake buoys again.
4. Removed damaged buoy from the lake edge.

## SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed. Lots of new faces.
3. Allied addendum completed.
4. Spoke with Envera about tag recognition program. Won't work the way we want ed it to. Only retains information for permanent visitors.
5. Working with Allied on learning limitations with Heliaus system in regards to parking policy program.

## 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) Replacing all netting on newer courts due to storm damage.
5. Replaced tennis nets.
6. Adding posts to bottom of tennis court fence to help with ball loss issue.( Newer courts)
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. Ryan Homes had a meeting with another contractor to discuss this project again. Have not heard the feedback from that meeting.

8. Working with Spectrum Enterprise to upgrade service to fiber at all locations.
9. Working with District engineer on drainage issue on Cachet Isle. Ongoing
10. 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. Have approved purchase now waiting on vendor.
11. Replaced 7 driver units in lights at the amenities, volleyball, hockey and basketball all working fine.
12. Installed new, higher visibility, truck delivery signage at CC entrance. Someone already ran over one sign.
13. Chased electrical short in lighting on Morris Bridge entrance island and repaired.
14. Have agreement in place to replace damaged section of fencing in Capri. Should be completed within next couple of weeks.
15. Have to fix drainage issue on field made worse by cricket pitch. Will add topsoil to make drainage flow properly.

#### Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Reset light timer and breaker.
4. Fountain motor is on order, should be repaired week of 4-16-2022 approx.

#### Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Replaced several overhead lights.
3. Reset wi-fi router. Full system had to be rebooted.
4. Rewired and rehung one sconce lights on columns.
5. Replaced bulbs in two fixtures.
6. Fixed resident gate arm.

#### Action Plan for May

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

April 4, 2022

ATTENDING:

JOHN HALL – CORY LAKE

STEVE SMALL – LMP

PAUL WOODS – OLM, INC.

**SCORE: 95%**

**NEXT INSPECTION  
MAY 5, 2022 AT 10:30 AM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

### BEACH CLUB

1. At the flagpole: Remove grassy weeds from Blue Daze planting.
2. Remove trash and debris from Indian Hawthorn hedge around perimeter of the pool.
3. Along the wood line at the pool slide: Prune back wood line overgrowth extending into mowable areas. Turf mowables should be uninterrupted.
4. Complete pruning of winter kill in Firecracker, White Bird of Paradise, and any other sensitive plant material around the clubhouse.
5. Tennis court entrance: Remove Oak leaf accumulations from mulch beds.
6. Remove broken branch from Bottlebrush tree near the maintenance yard parking lot.

### CACHET ISLES

7. North side of the bridge: Prune back Willow overgrowth extending into mowable areas.

### MORRIS BRIDGE ROAD

8. Prune and elevate downward growth in wood line trees where possible.
9. Remove Spanish Moss.
10. Complete winter kill cut back in Vitex and Copperleaf.
11. I recommend a reduction prune in mature Gold Mound Duranta to establish a uniform height with newly installed plants in entrance center island.
12. Tamp ruts remaining along curb lines.
13. Remove windfall and debris during weekly service visits.
14. Groom spent foliage and winter burn from Bird of Paradise.



## CAPRI ISLE

15. Lake shore plantings: Stagger prune deer browsed Arboricola Trinette. Promote uniform new structure. Remove remaining freeze damage.
16. Overflow parking: Prune and elevate Oak trees, promoting a central vertical growth stem and eliminating low branching that obstructs mower access.
17. Capri Isle entrance: Remove wild grape from Bougainvillea.

## CORY LAKE BOULEVARD

18. Prune back wood line overgrowth at the large tot lot park.
19. Across from the Barbados entrance and along 10700 block of Cory Lake Blvd: Fertilize Arboricola and Plumbago planting.

## CROSS CREEK BOULEVARD ENTRANCE

20. Control small amount of weeds in beds and along curb.
21. Complete rejuvenate pruning of Oleanders in May.
22. I recommend using a pole saw to thin Ligustrum canopies, opening up view to the top of the wall and eliminating sucker growth.
23. Right hand side of entrance: Remove stubs and broken branches from Bottlebrush trees.

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

1. Beach Club: Provide a price to remove Ganoderma infested Bottlebrush tree across from basketball court.

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

NONE

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

1. Contractor is reminded of the City of Tampa fertilizer blackout period. I recommend completing all turf, tree, shrub, and palm fertilizations prior to June 1.

cc: John Hall [clcddfm@gmail.com](mailto:clcddfm@gmail.com)  
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Joe Bond [Joe.Bond@lmppro.com](mailto: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		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-5	Loropetalum
WEED CONTROL – BED AREAS	10		
PRUNING	10	-2	Complete winter kill prune off( Bop, White Bird)
PLANT INSECT/DISEASE CONTROL	5		
CLEANLINESS	5	-1	Windfall, pond shore debris
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		:
<b>MAXIMUM VALUE</b>	<b>145</b>		

Date: 4-4-22 Score: 95 Performance Payment 100%

Contractor Signature: \_\_\_\_\_ *[Signature]*

Inspector Signature: \_\_\_\_\_ *[Signature]*

Property Representative Signature: \_\_\_\_\_ *[Signature]*



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**14D**

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

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

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