

# **CORY LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**May 19, 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**

May 12, 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 May 19, 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. Committee Reports
  - A. Security
  - B. Landscape Aquascape Facilities (LAF)
  - C. Spirit
6. Update: Allied Universal
  - Discussion: New Uniform Options
7. Continued Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair (*to be provided under separate cover*)
8. Consideration of Resolution 2022-08, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date


9. Consideration of Resolution 2022-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
10. Discussion: Johnson Engineering, Inc., Memo Regarding Dispersion Pond at Rear of 17923 and 17927 Cachet Isle Drive
11. Discussion/Consideration: Johnson Engineering, Inc., Stormwater Management Needs Analysis Report
12. Consideration of SOLitude Lake Management Addendum to Current Contract
13. Staff Report by Office Administrator: *Amanda Schewe*
14. Approval of Minutes
  - A. Board of Supervisors: April 21, 2022
    - I. Summary of Motions
    - II. Regular Meeting
    - III. Action/Agenda or Completed Items
  - B. LAF Committee: May 2, 2022
  - C. Security Committee: May 2, 2022
  - D. Sunshine Board Online Workshop: April 22, 2022 – May 18, 2022 (*to be provided under separate cover*)
  - E. Other
15. Acceptance of Unaudited Financial Statements as of March 31, 2022
16. Staff Reports
  - A. District Engineer: *Johnson Engineering, Inc.*
  - B. Facilities Manager: *John Hall*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. 2,146 Registered Voters in District as of April 15, 2022
    - II. NEXT MEETING DATE: June 16, 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
Vacant	<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

- 17. Other Business
- 18. Public Comments (*non-agenda items*) [3 minutes per speaker]
- 19. Supervisors' Requests
- 20. 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**

**6**

**ALLIED UNIVERSAL**<sup>SM</sup>  
*There for you.*



**PHENOMENAL-LOOKING**  
SECURITY PROFESSIONALS



# MILITARY STYLE

Several shirt options and a military tie impart an authoritative air and high visibility.

Any security program will be enhanced by Allied Universal's Military uniform options.

This style is ideal for security programs that demand a high level of security presence.

- Shirts in blue, white or gray
- Shoulder epaulets
- Two pleated chest pockets with three-point flaps
  - Permanent military creases
  - Reinforced sewn-in badge tab
  - Pleated pockets with pen slot
  - Three-point scalloped flaps
- Flat front uniform pants in black, navy, heather gray
- Duty belt



# EXECUTIVE STYLE

A crisp navy blazer, contrasting tie and neat slacks are perfect in a business atmosphere.

When customer service is key, Allied Universal's Executive uniform options provide a polished and professional appearance.

- Single breasted gold button uniform blazer in black or navy
- Single breasted executive suit coat in black, navy, navy pinstripe or charcoal
- Polyester/cotton broadcloth executive dress shirts in white, French blue, light blue
- Pleated front executive dress slacks in black, charcoal or navy
- Leather belt





# BUSINESS CASUAL STYLE

A more casual style for active corporate environments.

Allied Universal offers our Business Casual uniform solution when comfort is a necessity. Maintain a security identity in warm climates or environments that require high-activity patrols.

- Polo shirt in navy or white
- Khaki-style slacks
- Allied Universal logo embroidered on the chest
- Leather belt



# UNIFORM ACCESSORIES

Here are a just a few of the apparel options Allied Universal offers to complete your security professionals' uniforms.

We can help you select the right accessories for your needs.



# CUSTOMIZED UNIFORMS

Allied Universal is ready to equip your team for any security application.

From bike patrol to paramilitary, we offer a wide variety of customized options to meet your site's security needs.





Allied Universal uniforms are designed to represent your business in the most professional way possible.



# Pacific Uniform Service



Provider of Security Uniforms

## **Allied Universal Security Services Product Catalog**

Uniforms Provided By

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Phone 310.886.0111 • Fax 310.886.0836

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# Table of Contents

<b>1</b>	<b>Hard Profile Shirts</b>
<b>2</b>	<b>Hard Profile Pants</b>
<b>3</b>	<b>100% Polyester Uniform Blazers</b>
<b>4</b>	<b>Executive Suit Coats</b>
<b>5</b>	<b>Executive Dress Shirts</b>
<b>6</b>	<b>Executive Dress Slacks</b>
<b>7</b>	<b>Headwear</b>
<b>8-10</b>	<b>Security Outerwear</b>
<b>11</b>	<b>Duty Belts</b>
<b>12</b>	<b>Handcuff Cases</b>
<b>13</b>	<b>Glove Cases &amp; Keepers</b>
<b>14</b>	<b>Radio &amp; Key Holders</b>
<b>15</b>	<b>OC &amp; Flashlight Holders</b>
<b>16</b>	<b>Nameplates</b>
<b>17</b>	<b>Bike Patrol Polo Shirts</b>
<b>18</b>	<b>BDU Cargo Pants</b>
<b>19</b>	<b>Allied Universal Patches</b>
<b>20</b>	<b>Allied Universal Metal Badges</b>

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## HARD PROFILE SHIRTS

### SECURITY OFFICER GUARD SHIRTS

100% Polyester

# 8800S (Short Sleeve)

# 8800L (Long Sleeve)

- 5 Sewn-In Military Creases
- Reinforced Sewn-In Badge Tab
- Pleated Pockets With Pen Slot
- 2 Button Adjustable Cuff
- 3 Point Scalloped Flaps
- Collar Stays & Shoulder Straps

Available in:

- **White**
- **Light Blue**
- **Black**
- **Tan**
- **Navy Blue**
- **Gray**
- **Gray w/ Black Epaulets & Pockets**



## HARD PROFILE PANTS

### FLAT FRONT GUARD UNIFORM PANTS

100% Polyester

# 3000 (Male)

# 3001 (Female)

- Traditional 4 Pocket Classic Design
- Bartack Reinforced at All Stress Points
- Hook 'N' Eye French Fly for Secure Closure
- Heavy Duty Zipper
- 2-1/4" Belt Loops

Available in:

- **Black**
- **Navy**
- **Heather Gray**
- **Black with 1" Gray Stripe**



## UNIFORM BLAZERS

### SINGLE BREASTED GOLD BUTTON UNIFORM BLAZER

100% Polyester  
# 1400 (Male)

- Two Gold Buttons on Front
- Three Gold Buttons On Each Sleeve
- Center Back Vent

Available in:

- Black
- Navy



### SINGLE BREASTED GOLD BUTTON UNIFORM BLAZER

100% Polyester  
# 1401 (Female)

- One Gold Button on Front
- Three Gold Buttons on Each Sleeve

Available in:

- Black
- Navy





## EXECUTIVE SUIT COATS

### SINGLE BREASTED EXECUTIVE SUIT COAT

55% Polyester/45% Wool  
# 1300 (Male)

- Three Matching Color Buttons on Front
- Three Matching Color Buttons on Each Sleeve
- Center Back Vent

Available in:

- **Black**
- **Navy**
- **Navy Pinstripe**
- **Charcoal**



### SINGLE BREASTED EXECUTIVE SUIT COAT

55% Polyester/45% Wool  
# 1301 (Female)

- One Matching Color Button on Front
- Two Matching Color Buttons on Each Sleeve

Available in:

- **Black**
- **Navy**
- **Navy Pinstripe**
- **Charcoal**



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### EXECUTIVE DRESS SHIRTS

Polyester/Cotton Broadcloth

# 8100S (Male Short Sleeve)

# 8100L (Male Long Sleeve)

# 8101S (Female Short Sleeve)

# 8101L (Female Long Sleeve)

- One Left Breast Pocket
- Two Button Adjustable Cuff
- Three Point Scalloped Flaps
- Collar Stays

Available in:

- **White**
- **French Blue**
- **Light (Baby) Blue**



## EXECUTIVE SUIT SLACKS

### PLEATED FRONT EXECUTIVE DRESS SLACKS

55% Polyester/45% Cotton

# 3100 (Male)

# 3101 (Female)

- Traditional 4 Pocket Design
- Pleated Front Classic Dress Pant

Available in:

- Black
- Charcoal
- Navy



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## HEADWEAR

### KNIT BEANIE CAP

100% Acrylic

- One-Size-Fits-All
- Available in Black
- Customize with Logo Embroidery
- Available with **SECURITY** Embroidery in **White** or **Gold** Lettering



### BASEBALL HAT TWILL SOLID AND TWILL MESH

100% Twill

- One-Size-Fits-All
- Plastic Snapback Closure
- Available in Black
- Custom with AUS Logo Embroidery
- Available with **SECURITY** Embroidery in **White** or **Gold** Lettering



### ALSO AVAILABLE

#### Triple Brim Campaign Straw Hats

- Available in Black and Navy Blue
- #### Round Top Hats – pictured\*
- Available in Black



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## SECURITY OUTERWEAR

### SECURITY BOMBER JACKET

100% Oxford Nylon  
# 1000

- Classic Security Bomber Jacket
- Side Pockets
- Two Bellow Pockets
- Badge Tab Holder
- 100% Nylon Outer Shell
- Elastic Waist Band
- Heavy Duty Zipper



**SECURITY**

### LIGHTWEIGHT COACHES JACKET

100% Oxford Nylon  
# 1250

- Coaches Jacket/Windbreaker
- Flannel Lined
- Two Slash Welt Pockets
- Draw String Bottoms
- Six Snap Front Closures



## SECURITY OUTERWEAR

### 3-SEASON WINDBREAKER

100% Oxford Nylon  
# 1200

- Removable Pile Collar
- Zip-Out Thinsulate Liner
- Detachable Hood Zipper Front
- Adjustable Side Zippers
- Matching Rib-Knit Nylon Cuffs and Waistband
- Water Proof Outer-Shell



### SECURITY PARKA

100% Oxford Nylon  
# 1100

- Detachable Hood with Draw String
- Badge Tab
- Snap Down Side Slits
- Heavy Duty Nylon Zipper
- Weather Resistant Nylon Oxford Nylon
- Water Proof Outer-Shell



## SECURITY OUTERWEAR



### COMMANDO SWEATER V-NECK

100% Acrylic

# 5000

- Full Cut Pattern to Fit over Shirts
- Metal Badge Tab
- Customize with Shoulder and Badge Patching
- Available in Black

### RAINCOAT WITH SECURITY

100% Nylon

# 4250

- Heavy Duty Fabric
- 100% Waterproof
- 49" Average Length
- Snap-off Hood with Draw Cord
- Badge Tab and Adjustable Sleeve Snaps



### HIGH VISIBILITY SAFETY VEST

100% Polyester with Fine Micro-Mesh

# SVP5000

- Meets Class 2, ANSI/ISEA 207-2006
- 3M Scotchlite Reflective Tape
- 5-Point Breakaway for Safety
- 2 Mic-Clip and Pockets
- Adjustable Waits Belt

Two Size Ranges:

Regular (S-XL) and X-Large (2XL-4XL)



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10

## DUTY BELTS



### 1-3/4" WIDE INNER GARRISON BELT

- # 1611 (Plain Leather – pictured\*)
- # 1621 (Basketweave Leather)
- # 1631 (Clarino Leather)

- Available in even sizes ranging from 28" to 60"
- Available with Nickel or Gold Buckle

### 2-1/4" WIDE SAM BROWN 2 ROW STITCH DUTY BELT

- # 1011 (Plain Leather)
- # 1021 (Basketweave Leather - pictured\*)
- # 1031 (Clarino Leather)

- Available in even sizes ranging from 28" to 60"
- Available with Nickel or Gold Buckle



### NYLON 2-1/4" WIDE DUTY BELT

# 750 (Nylon)

- Available in even sizes from Small-3XL
- Matching **Nylon Inner Belt Also Available (# 751)**





## HANDCUFF CASES

### SINGLE OPEN HANDCUFF CASE

- # 8311 (Plain Leather – pictured\*)
- # 8321 (Basketweave Leather)
- # 8331 (Clarino Leather)

- Fits Up To a 2-1/4" Duty Belt



### SINGLE HANDCUFF CASE WITH FLAP

- # 8811 (Plain Leather)
- # 8821 (Basketweave Leather)
- # 8831 (Clarino Leather – pictured\*)

- Fits Up To a 2-1/4" Duty Belt
- Available with Nickel or Gold Snap

### NYLON SINGLE CUFF CASE

- # 8851 (Cordura Nylon – pictured\*)
- # 888 (Ballistic Nylon)
- # 8171 (Contour Nylon)

- Fits Up To a 2" Duty Belt



## GLOVE CASES & KEEPERS



### LEATHER GLOVE CASE/POUCH

- # 3411 (Plain Leather)
- # 3421 (Basketweave Leather – pictured\*)
- # 3431 (Clarino Leather)

- 2 Pockets for 2 Sets of Latex Gloves
- Fits as Shown on 2-1/4" Belt

### NYLON GLOVE CASE/POUCH

- # 3451 (Cordura Nylon – pictured\*)
- # 734 (Ballistic Nylon)

- 2 Pockets for 2 Sets of Latex Gloves



### 3/4" WIDE LEATHER BELT KEEPERS FOR 2-1/4" BELT

- # 2411 (Plain Leather – pictured\*)
- # 2421 (Basketweave Leather)
- # 2431 (Clarino Leather)

- Available with Nickel, Gold or Black Snaps

### 1" WIDE NYLON BELT KEEPERS FOR 2-1/4" BELT

# 724



## RADIO & KEY HOLDERS



### STEEL BASED RADIO HOLDERS

- # 4111 (Plain Leather – pictured\*)
- # 4121 (Basketweave Leather)
- # 4131 (Clarino Leather)
- # 741 (Nylon)

### SWIVEL RADIO HOLDERS

- # 4111S (Plain Leather)
- # 4121S (Basketweave Leather)
- # 4131S (Clarino Leather)
- # 741S (Nylon – pictured\*)



### KEY RING SCABBARDS

- # 2011 (Plain Leather – pictured\*)
- # 2021 (Basketweave Leather)
- # 2031 (Clarino Leather)
- # 2041 (Contour Nylon)



### SILENT KEY HOLDERS

- # 4211 (Plain Leather)
- # 4221 (Basketweave Leather - pictured\*)
- # 4231 (Clarino Leather)
- # 4241 (Contour Nylon)



## OC & FLASHLIGHT HOLDERS

### 2 oz. OC SPRAY HOLDERS

- # 3611 (Plain Leather – pictured\*)
- # 3621 (Basketweave Leather)
- # 3631 (Clarino Leather)

- Available with Nickel, Gold or Black Snap Closures
- 4 oz. Holders Also Available



### MINI MAGLITE FLASHLIGHT HOLDERS

- # 6811 (Plain Leather)
- # 6821 (Basketweave Leather – pictured\*)
- # 6831 (Clarino Leather)
- # 6871 (Contour Nylon)

### ***ADDITIONAL DUTY GEAR ITEMS ALSO AVAILABLE***

- Mini MagLite Flashlights
- Smith & Wesson Handcuffs
- CPR Holster Kits
- OC Spray
- Whistle, Hook & Chain Sets  
and MORE

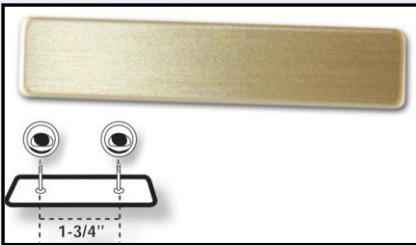


## PERSONALIZED NAME PLATES

Available In:

**Gold**  
**Nickel**

- Available with Clutch back or Magnet back Style
- Available with 1 or 2 Lines of Engraved Text



### HIGH VISIBILITY TWO-TONE BIKE PATROL POLO

100% Polyester Moisture Wicking

- Reflective Stripe on Chest and Sleeves
- Black Epaulets on Both Shoulders
- Zipper Pocket on Body
- Mic Holder Under Chest Buttons
- Pen Pocket on Sleeve
- Sizes: Small-5XL
- Customize with **SECURITY** screen print on back
- Customize with Shoulder and Badge Patching



## BDU CARGO PANTS



### BDU CARGO PANTS

55% Cotton/45% Polyester

- Adjustable Waist Tabs and Drawstring Bottoms for Easy Sizing and Use
- Button Fly Closure
- Durable Poly/Cotton Twill Material with Reinforced Seat and Knees
- 6 Utility Pockets: 2 Button Down Back Pockets, 2 Front Slash Pockets and 2 Cargo Pockets
- **BDU Cargo Shorts** Also Available



**ALLIED UNIVERSAL PATCHES**

**STANDARD PATCH**



**CALIFORNIA PATCH**



**STANDARD  
BADGE PATCH**



**NEW YORK PATCH**



**NEW YORK  
BADGE PATCH**



**CONNECTICUT  
BADGE PATCH**



**MICHIGAN/WASHINGTON DC  
SHOULDER PATCH**



**MICHIGAN/WASHINGTON DC  
CHEST PATCH**

**SECURITY OFFICER**

**CANADA PATCH**





**ALLIED UNIVERSAL BADGES**

**ALLIED UNIVERSAL  
STANDARD  
BADGE**



**NEW YORK  
METAL BADGE**



**CONNECTICUT  
METAL BADGE**



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- Irvington, NJ
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- Dallas, TX \*pending



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# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RESOLUTION 2022-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Cory Lakes Community Development District (“**District**”) prior to June 15, 2022, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 18, 2022

HOUR: 6:00 P.M.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Tampa and Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF MAY, 2022**

ATTEST:

**CORY LAKES COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**Exhibit A: FY 2022/2023 Proposed Budget**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 4
Definitions of general fund expenditures	5 - 9
Debt Service Fund Budget - Series 2013 Bonds	10
Debt Service Fund Budget - Series 2013 Refunding Bonds	12
Amortization Schedule - Series 2013 Refunding Bonds	13
Debt Service Fund Budget - Series 2017 Notes	14
Assessment Summary	15



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022					%	Anticipated CY Actual - CY Budget	Proposed Budget - CY Budget
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	Proposed Budget FY 2023			
<b>REVENUES</b>								
Assessment levy: all residents	\$ 2,371,945				\$ 2,862,920	17%		
Assessment levy: Cachet	2,170				2,170	0%		
Allowable discounts (4%)	(94,965)				(114,604)	17%		
Assessment levy - net	2,279,150	\$ 2,177,739	\$ 101,411	\$ 2,279,150	2,750,486	17%	-	471,336
Interest and miscellaneous	30,000	16,871	13,129	30,000	30,000	0%	-	-
Misc capital improvement loan	-	700,000	-	700,000	(380,000)			
Total revenues	2,309,150	2,894,610	114,540	3,009,150	2,400,486	4%	700,000	91,336
<b>EXPENDITURES</b>								
<b>Professional &amp; admin</b>								
Supervisors	12,000	4,200	7,800	12,000	12,000	0%	-	-
Payroll services	600	420	180	600	600	0%	-	-
Payroll taxes - FICA	900	321	579	900	900	0%	-	-
Payroll taxes - unemployment	325	-	325	325	325	0%	-	-
District management	55,000	27,500	27,500	55,000	55,000	0%	-	-
Assessment roll preparation	5,000	2,500	2,500	5,000	5,000	0%	-	-
Bond amortization schedule fee	1,500	-	1,500	1,500	1,500	0%	-	-
Disclosure report	3,000	1,500	1,500	3,000	3,000	0%	-	-
Trustee	7,200	7,112	88	7,200	7,200	0%	-	-
Audit	6,400	6,400	-	6,400	6,400	0%	-	-
Arbitrage rebate calculation	2,500	-	2,500	2,500	2,500	0%	-	-
Legal - general counsel	5,000	9,665	4,000	13,665	10,000	50%	8,665	5,000
Engineering	10,000	12,640	65,000	77,640	10,000	0%	67,640	-
Insurance: general liability & public officials	35,000	34,837	-	34,837	42,000	17%	(163)	7,000
Insurance: worker's compensation	5,500	4,612	888	5,500	5,500	0%	-	-
Legal advertising and Sunshine Board	4,500	-	4,500	4,500	4,500	0%	-	-
Bank fees	1,500	-	1,500	1,500	1,500	0%	-	-
Credit card discount	200	125	75	200	200	0%	-	-
Dues & licenses	175	175	-	175	175	0%	-	-
Postage	2,000	1,770	230	2,000	2,000	0%	-	-
Office supplies	-	345	-	345	-	n/a	345	-
Tax collector	94,965	43,593	51,372	94,965	114,604	17%	-	19,639
Contingencies	2,000	674	1,326	2,000	2,000	0%	-	-
COI	-	4,000	-	4,000	-	n/a	4,000	-
Total professional & admin	255,265	162,389	173,363	331,752	286,904	11%	76,487	31,639

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023	%	Anticipated CY Actual - CY Budget	Proposed Budget - CY Budget
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected				
<b>EXPENDITURES (continued)</b>								
<b>Field Operations</b>								
Utilities								
Communication	20,000	15,281	10,000	25,281	20,000	0%	5,281	-
Website	705	-	705	705	705	0%	-	-
ADA website compliance	210	420	-	420	210	0%	210	-
Streetlights	120,000	83,115	70,000	153,115	155,000	23%	33,115	35,000
Electricity	50,000	30,881	19,119	50,000	50,000	0%	-	-
Propane	400	-	400	400	400	0%	-	-
Water, sewer & irrigation	15,000	12,889	7,000	19,889	20,000	25%	4,889	5,000
Solid waste removal	6,200	4,006	4,000	8,006	8,000	23%	1,806	1,800
Sewer lift stations	2,500	1,370	1,130	2,500	2,500	0%	-	-
Security operations								
Security staffing contract services	340,000	159,556	180,444	340,000	445,000	24%	-	105,000
Contractual Virtual Guard	90,000	39,470	50,530	90,000	59,000	-53%	-	(31,000)
Off-duty policing	21,000	7,214	10,000	17,214	21,000	0%	(3,786)	-
Field office administration								
Field Manager	61,000	28,417	32,583	61,000	67,100	9%	-	6,100
Assistant field manager	15,000	152	-	152	-	n/a	-	(15,000)
Office administrator	49,000	21,446	27,554	49,000	53,900	9%	-	4,900
Payroll taxes	13,500	6,007	7,493	13,500	15,000	10%	-	1,500
Seasonal decorations	60,000	60,000	-	60,000	60,000	0%	-	-
Beach club office equipment	4,500	1,591	2,909	4,500	4,500	0%	-	-
Beach club office supplies	4,000	934	2,000	2,934	3,000	-33%	(1,066)	(1,000)
Beach club gym supplies	20,600	9,398	11,202	20,600	20,600	0%	-	-
Guard office equipment	1,000	111	889	1,000	1,000	0%	-	-
Guard office supplies	1,500	336	1,164	1,500	1,500	0%	-	-
Community events supplies	18,500	11,434	7,066	18,500	18,500	0%	-	-
Pool & beach club attendants	26,000	13,630	12,370	26,000	26,000	0%	-	-

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022						Anticipated CY Actual - CY Budget	Proposed Budget - CY Budget
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	Proposed Budget FY 2023	% +/-		
<b>EXPENDITURES (continued)</b>								
<b>Property maintenance</b>								
Landscape Maintenance								
Landscaping	407,000	266,842	140,158	407,000	407,000	0%	-	-
Mulch	-	3,150	-	3,150	-	n/a	3,150	-
Beach sand	3,000	-	3,000	3,000	3,000	0%	-	-
Annuals & seasonal plant installation	5,000	2,520	2,480	5,000	5,000	0%	-	-
Plant replacement	30,000	2,588	27,412	30,000	30,000	0%	-	-
Sod replacement	10,000	-	10,000	10,000	10,000	0%	-	-
Well maintenance - irrigation	3,000	-	3,000	3,000	3,000	0%	-	-
Irrigation - maintenance	7,500	2,595	4,905	7,500	7,500	0%	-	-
Tree removal, replacement and maintenance	35,000	6,690	28,310	35,000	35,000	0%	-	-
Lake & pond maintenance	52,000	20,375	31,625	52,000	52,000	0%	-	-
Facilities maintenance								
Outside facilities maintenance	100,000	34,103	65,897	100,000	100,000	0%	-	-
Capital reinvestment note 2022 repayment	162,975	-	145,323	145,323	161,292	-1%	(17,652)	-
Car and cart repairs and maintenance	6,000	5,265	735	6,000	6,000	0%	-	-
Rentals and leases	20,000	8,125	11,875	20,000	20,000	0%	-	-
Cleaning	16,000	8,558	7,442	16,000	16,000	0%	-	-
Pest control	1,800	900	900	1,800	1,800	0%	-	-
Security gate maintenance & repair	5,000	10,346	2,000	12,346	5,000	0%	7,346	-
Security gate maintenance & repair - Cachet	2,000	684	1,316	2,000	2,000	0%	-	-
Monuments & signs	5,000	2,048	2,952	5,000	5,000	0%	-	-
Fountains	7,000	584	3,000	3,584	7,000	0%	(3,416)	-
Storm water drainage	35,000	360	15,000	15,360	35,000	0%	(19,640)	-
Recreation equipment maintenance & repair	15,000	4,741	10,259	15,000	15,000	0%	-	-
Building equipment maintenance & repair	15,000	8,762	6,238	15,000	15,000	0%	-	-
Pressure washing	7,500	1,250	3,000	4,250	7,500	0%	(3,250)	-
Paver, streets and sidewalk repairs, cleaning	75,000	34,186	40,814	75,000	75,000	0%	-	-
Facilities maintenance (pool)								
Pool maintenance	21,000	7,475	13,525	21,000	21,000	0%	-	-
Pool repairs	6,000	5,549	2,000	7,549	7,000	14%	1,549	1,000
Pool heater utilities	10,000	4,463	2,000	6,463	8,000	-25%	(3,537)	(2,000)
Pool permit	575	-	575	575	575	0%	-	-
Capital improvement program	-	55,000	150,000	205,000	380,000	100%	205,000	380,000
Total field expenses	2,003,965	1,004,817	1,194,299	2,199,116	2,493,582	20%	195,151	489,617
Total expenditures	2,259,230	1,167,206	1,367,662	2,530,868	2,780,486	19%	271,638	521,256

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023	%	Anticipated CY Actual - CY Budget	Proposed Budget - CY Budget
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected				
<b>EXPENDITURES (continued)</b>								
Excess/(deficiency) of revenues over/(under) expenditures	49,920	1,727,404	(1,253,122)	478,282	(380,000)		428,362	(429,920)
<b>OTHER FINANCING SOURCES/(USES)</b>								
Transfer in	27,029	-	27,029	27,029	-		-	(27,029)
Total other financing sources/(uses)	27,029	-	27,029	27,029	-		-	(27,029)
Net change in fund balances	76,949	1,727,404	(1,226,093)	505,311	(380,000)		428,362	(456,949)
Fund balance - beginning (unaudited)	566,705	530,405	2,257,809	530,405	1,035,716		(36,300)	469,011
Fund balance - ending (projected)								
Assigned								
3 months working capital	564,808	391,395	391,395	391,395	556,097		(173,413)	(8,711)
Unassigned	78,846	1,866,414	640,321	644,321	99,619		565,475	20,773
Fund balance - ending	<u>\$ 643,654</u>	<u>\$ 2,257,809</u>	<u>\$ 1,031,716</u>	<u>\$ 1,035,716</u>	<u>\$ 655,716</u>		<u>\$ 392,062</u>	<u>\$ 12,062</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional and Administrative Services**

Supervisors	\$ 12,000
Statutorily set at \$200 per Supervisor for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Payroll services	600
Payroll for District employees is provided by ADP Corporation	
Payroll taxes - FICA	900
FICA tax is currently 7.65%.	
Payroll taxes - unemployment	325
District management	55,000
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bonds and operate & maintain the assets of the community.	
Assessment roll preparation	5,000
Services for preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments. This was titled "financial consulting services" in the previous fiscal year.	
Bond amortization schedule fee	1,500
Disclosure report	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee	7,200
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Audit	6,400
The District is required to undertake an independent examination of its books, records and accounting procedures each year. The District has engaged Grau and Associates, Inc to provide this service.	
Arbitrage rebate calculation	2,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Legal - general counsel	10,000
Straley, Robin, PA., provides on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Engineering	10,000
Stantec, Inc. provides an array of engineering, consulting, and construction services to the Districts, assisting them in crafting solutions with sustainability for the long-term interests of the communities, while recognizing the needs of the government, environment and maintenance of the communities' facilities.	
Insurance: general liability & public officials	42,000
The Districts carry public officials and general liability insurance with a limit of liability set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability.	
Insurance: worker's compensation	5,500
The Districts worker's compensation for the District employees.	
Legal advertising and Sunshine Board	4,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Bank fees	1,500
Bank charges incurred during the year.	
Dues & licenses	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Postage	2,000
For mailing out agenda packages and debt service payments.	
Tax collector	114,604
The tax collector's fee is 2% of assessments collected.	
Contingencies	2,000
Automated AP routing and miscellaneous items	
<b>Field Operations</b>	
Utilities	
Communication	20,000
Intended to provide for the cost of communications related provider for phone, cable, internet etc at the Beach Club and gatehouses.	
Website	705
Intended to cover the cost associated with annual registration and maintenance of the District's website.	
ADA website compliance	210
Streetlights	155,000
Intended to cover the cost paid to TECO for the District's streetlight maintenance and power.	
Electricity	50,000
Intended to cover the cost for electricity at all the District's facilities.	
Propane	400
Intended to cover the cost of propane for the District's facilities.	
Water, sewer & irrigation	20,000
Intended to cover the cost of water and sewer services provided to the District's facilities.	
Solid waste removal	8,000
Intended to cover the cost of the dumpster at the Beach Club and the port o let provided for the landscape maintenance contractor.	
Sewer lift stations	2,500
Intended to cover the cost of operating and maintaining the District's lift station.	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Security operations	
Security staffing contract services	445,000
The District contracts with US Security Associates for the personnel services required for guardhouse and roving patrol services.	
Contractual Virtual Guard	59,000
Covers virtual guard services at guardhouses, beach club and pool.	
Off Duty Policing	21,000
Covers the costs of engaging off duty Police for periodic traffic law enforcement within the community.	
Field office administration	
Field Manager	67,100
The District directly employs an on site Field Manager who oversees and directs contract service providers, operates and maintains various District facilities and attends District Board and certain committee meetings providing updates, reports and recommendations.	
Assistant field manager	-
Part time position to assist Field Manager in day to day duties.	
Office administrator	53,900
The District directly employs an on site Office Administrator who, among other things, provides over site of daily operations and administers the use of the Beach Club facilities, interacts with residents and visitors regarding concerns and inquiries, over sees and coordinates various resident communication venues, receives, reviews and coordinates approval of invoices weekly with Management company and attends District Board and certain committee meetings providing updates, reports and recommendations.	
Payroll taxes	15,000
Intended to provide for the cost of payroll taxes associated with the onsite employee payroll.	
Seasonal decorations	60,000
Intended to provide for the supply and install of seasonal decorations at the District Facilities.	
Beach club office equipment	4,500
Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	
Beach club office supplies	3,000
Intended to provide for miscellaneous office supplies.	
Beach club gym supplies	20,600
Intended to provide for lease and maintenance of certain equipment as well as miscellaneous supplies.	
Guard office equipment	1,000
Intended to provide for the purchase and/or leasing of miscellaneous office equipment.	
Guard office supplies	1,500
Intended to provide for miscellaneous office supplies.	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

<b>EXPENDITURES (continued)</b>	
Community events supplies	18,500
Intended to provide for the cost of supplies associated with periodic special events.	
Pool & beach club attendants	26,000
Intended to provide for the costs of part time employees to provide various services around the pool.	
Landscape Maintenance	
Landscaping	407,000
The District contracts with a qualified and licensed contractor to provided landscape maintenance services within the District common areas and right of ways.	
Beach sand	3,000
Intended to provide for the periodic replenishment of sand at the Beach Club beach.	
Annuals & seasonal plant installation	5,000
Intended to provide for the seasonal installation of annual flowers at high focal point locations within the District's common areas and right of ways.	
Plant replacement	30,000
Intended to provide for the replacement of dead or deteriorated plants within the District's common areas and right of ways that are not the result of the maintenance contractor's negligence.	
Sod replacement	10,000
Intended to provide for the replacement of dead or deteriorated sod within the District's common areas and right of ways that is not the result of the maintenance contractor's negligence.	
Well maintenance - irrigation	3,000
Intended to provide for the costs of repairs, maintenance and periodic replacements of well pumps, motors and controls.	
Irrigation - maintenance	7,500
Intended to provide for the costs of repairs and maintenance to the sprinkler systems within the District's common areas and right of ways that are not as a part of the landscape maintenance contract.	
Tree removal, replacement and maintenance	35,000
Intended to provide for the costs of removing and/or replacing tree and maintenance within the District's common areas and right of ways.	
Lake & pond maintenance	52,000
The District contracts with a qualified and licensed contractor for the maintenance of algae, submersed vegetation, and nuisance bank grasses that if not properly maintained could otherwise impede the lake systems ability to properly receive, pre-treat and convey storm water as designed.	
Facilities maintenance	
Outside facilities maintenance	100,000
Intended to provide for the costs of small equipment and supplies necessary in the day to day maintenance of various District facilities.	
Capital reinvestment note 2022 repayment	161,292
Car and cart repairs and maintenance	6,000
Intended to provide for the routine repairs and maintenance associated with the Patrol vehicle and maintenance cart.	
Rentals and leases	20,000
Intended to cover the cost of a lease/purchase of 1 -half ton pickup and 2-utility carts for a 4 year term and replacement of roving patrol in 2022.	



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Cleaning	16,000
Intended to provide for the routine cleaning of the gatehouses and Beach Club.	
Pest control	1,800
Intended to provide for the periodic treatment for pests at the Beach Club and Gatehouses.	
Security gate maintenance & repair	5,000
Intended to provide for the costs of repairs and maintenance to the gatehouses.	
Security gate maintenance & repair - Cachet	2,000
Intended to provide for the costs of repairs and maintenance to the gate and associated equipment specific to the entrance to Catchet Isle. (paid solely by the residents of Catchet Isles)	
Monuments & signs	5,000
Intended to provide for the repairs and maintenance of the entry monuments and roadway signage.	
Fountains	7,000
Intended to provide for the repairs and maintenance of the District's fountains.	
Storm water drainage	35,000
Intended to provide for the periodic inspection and cleaning of the District's roadway drainage inlets and lake interconnecting pipes.	
Recreation equipment maintenance & repair	15,000
Intended to provide for repair and maintenance of the Districts recreational equipment at the Beach Club and Tennis Courts.	
Building equipment maintenance & repair	15,000
Intended to provide for repair and maintenance of the Beach Club building and associated systems.	
Pressure washing	7,500
Intended to provide for the periodic pressure washing of the District's facilities.	
Paver, streets and sidewalk repairs, cleaning	75,000
Intended to provide for periodic repair, maintenance and pressure washing of the Districts roadways, sidewalks, gutters and parking lots.	
Facilities maintenance (pool)	
Pool maintenance	21,000
Intended to cover the cost associated with routine cleaning, water testing and water chemistry services at the District's pool.	
Pool repairs	7,000
Intended to provide for repairs and maintenance to the District's pool pumps, motors and controls system.	
Pool heater utilities	8,000
Intended to provide for the seasonal utility costs associated with operating the heaters at the District's pool.	
Pool permit	575
Intended to cover the cost of renewing the Health Department permit associated with operating the District's pool.	
Total expenditures	<u><u>\$ 2,780,486</u></u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2013 BONDS  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUE</b>					
Assessment levy - gross	\$ 112,575				\$ 110,640
Allowable discounts (4%)	(4,503)				(4,426)
Assessment levy - net	108,072	\$ 103,387	\$ 4,685	\$ 108,072	106,214
Interest	-	5	-	5	-
Total revenue	108,072	103,392	4,685	108,077	106,214
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	30,000	30,000	-	30,000	30,000
Principal prepayment	-	-	5,000	5,000	-
Interest	73,569	37,159	36,409	73,568	71,788
Total debt service	103,569	67,159	41,409	108,568	101,788
<b>Other fees &amp; charges</b>					
Tax collector	4,503	2,068	2,435	4,503	4,426
Total other fees & charges	4,503	2,068	2,435	4,503	4,426
Total expenditures	108,072	69,227	43,844	113,071	106,214
Net change in fund balances	-	34,165	(39,159)	(4,994)	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	5,135	-	5,135	-
Total other financing sources	-	5,135	-	5,135	-
Net change in fund balances	-	39,300	(39,159)	141	-
Beginning fund balance (unaudited)	168,945	170,332	254,067	170,332	175,749
Ending fund balance (projected)	<u>\$168,945</u>	<u>\$254,067</u>	<u>\$175,749</u>	<u>\$ 175,749</u>	<u>175,749</u>
Use of fund balance:					
Debt service reserve account balance (required)					(51,024)
Principal expense - November 1, 2023					(30,000)
Interest expense - November 1, 2023					(35,519)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 89,206</u>

# CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
11/01/2022	30,000.00	5.000%	36,268.75	66,268.75
05/01/2023			35,518.75	35,518.75
11/01/2023	30,000.00	5.000%	35,518.75	65,518.75
05/01/2024			34,768.75	34,768.75
11/01/2024	30,000.00	5.625%	34,768.75	64,768.75
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>\$1,230,000.00</b>		<b>\$979,618.75</b>	<b>\$2,209,618.75</b>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2013 REFUNDING BONDS  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUE</b>					
Assessment levy - gross	\$ 516,083				\$ 97,873
Allowable discounts (4%)	(20,643)				(3,915)
Assessment levy - net	495,440	\$ 473,925	\$ -	\$ 473,925	93,958
Prepayments	-	-	5,136	5,136	-
Interest	-	15	-	15	-
Total revenue	495,440	473,940	5,136	479,076	93,958
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	450,000	-	450,000	450,000	460,000
Principal prepayment	15,000	15,000	-	15,000	5,000
Interest	24,797	12,601	12,398	24,999	12,534
Total debt service	489,797	27,601	462,398	489,999	477,534
<b>Other fees &amp; charges</b>					
Tax collector	20,643	9,479	11,164	20,643	3,915
Total other fees & charges	20,643	9,479	11,164	20,643	3,915
Total expenditures	510,440	37,080	473,562	510,642	481,449
Excess/(deficiency) of revenues over/(under) expenditures	(15,000)	436,860	(468,426)	(31,566)	(387,491)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(5,135)	-	(5,135)	-
Total other financing sources	-	(5,135)	-	(5,135)	-
Net change in fund balances	(15,000)	431,725	(468,426)	(36,701)	(387,491)
Beginning fund balance (unaudited)	402,524	424,192	855,917	424,192	387,491
Ending fund balance (projected)	<u>\$387,524</u>	<u>\$855,917</u>	<u>\$387,491</u>	<u>\$ 387,491</u>	<u>-</u>
Use of fund balance:					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2023					-
Projected fund balance surplus/(deficit) as of September 30, 2023				\$	<u>-</u>

**CORY LAKES**

Community Development District  
Series 2013 Refunding Bonds  
\$4,245,000

**Debt Service Schedule**

11/01/2022			6,300.75	6,300.75
05/01/2023	460,000.00	2.710%	6,233.00	466,233.00
<b>Total</b>	<b>\$460,000.00</b>		<b>\$12,533.75</b>	<b>\$472,533.75</b>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017 NOTE  
FISCAL YEAR 2023**

	Fiscal Year 2022			Proposed Budget FY 2023	
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		Total Actual & Projected
<b>REVENUE</b>					
Interest	-	16	-	16	-
Total revenue	-	16	-	16	-
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Note principal	44,845	44,845	-	44,845	-
Note interest	1,090	1,090	-	1,090	-
Total debt service	45,935	45,935	-	45,935	-
<b>Other fees &amp; charges</b>					
Total expenditures	45,935	45,935	-	45,935	-
Excess/(deficiency) of revenues over/(under) expenditures	(45,935)	(45,919)	-	(45,919)	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	(27,029)	-	(28,562)	(28,562)	-
Total other financing sources/(uses)	(27,029)	-	(28,562)	(28,562)	-
Net change in fund balances	(72,964)	(45,919)	(28,562)	(74,481)	-
Beginning fund balance (unaudited)	72,964	74,481	28,562	74,481	-
Ending fund balance (projected)	\$ -	\$ 28,562	\$ -	\$ -	\$ -

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT SUMMARY  
FISCAL YEAR 2023**

**FY 2022 Assessments**

CDD Land Use/Phase	Number of Units	Series 2013			O&M	CPF	Cachet Isles
		Series 2017	REF	Series 2013			
x	67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
O&M CI	1	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$46.33
O&M	47	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$4,936.42	\$0.00	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$0.00
2.0 96AB	10	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$0.00
2.1 96B	1	\$0.00	\$0.00	\$0.00	\$4,936.42	\$0.00	\$0.00
3	91	\$0.00	\$1,109.34	\$0.00	\$2,468.20	\$0.00	\$0.00
4	74	\$0.00	\$464.16	\$0.00	\$2,468.20	\$0.00	\$0.00
5	242	\$0.00	\$1,573.49	\$0.00	\$2,468.20	\$0.00	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$2,468.20	\$0.00	\$0.00
7	115	\$0.00	\$0.00	\$978.91	\$2,468.20	\$0.00	\$0.00
	<b>1,025</b>						
			\$0.00				

**FY 2023 Proposed Assessments**

CDD Land Use/Phase	Number of Units	Series 2013			O&M	CPF	Cachet Isles
		Series 2017	REF	Series 2013			
x	67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
O&M CI	1	\$0.00	\$0.00	\$0.00	\$2,979.11	\$0.00	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$2,979.11	\$0.00	\$46.33
O&M	51	\$0.00	\$0.00	\$0.00	\$2,979.11	\$0.00	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$2,979.11	\$0.00	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$2,979.11	\$0.00	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$5,958.22	\$0.00	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$2,979.11	\$0.00	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$2,979.11	\$0.00	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$2,979.11	\$0.00	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$2,979.11	\$0.00	\$0.00
2.0 96AB	10	\$0.00	\$0.00	\$0.00	\$2,979.11	\$0.00	\$0.00
2.1 96B	1	\$0.00	\$0.00	\$0.00	\$5,958.22	\$0.00	\$0.00
3	91	\$0.00	\$212.98	\$0.00	\$2,979.11	\$0.00	\$0.00
4	74	\$0.00	\$89.11	\$0.00	\$2,979.11	\$0.00	\$0.00
5	238	\$0.00	\$302.09	\$0.00	\$2,979.11	\$0.00	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$2,979.11	\$0.00	\$0.00
7	115	\$0.00	\$0.00	\$962.09	\$2,979.11	\$0.00	\$0.00
	<b>1,025</b>						

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**9**



**RESOLUTION 2022-09**

**A RESOLUTION OF THE CORY LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Hillsborough County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of May, 2022.

Attest:

**CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

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

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

**Exhibit A**

<b>CORY LAKES COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 20, 2022</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>November 17, 2022</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>December 15, 2022</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>January 19, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>February 16, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>March 16, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>April 20, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>May 18, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 15, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>July 20, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>August 17, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>6:00 PM</b>
<b>September 21, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**10**



TO: Chuck Adams  
Cory Lakes CDD District Manager

FROM: Phil Chang, P.E.  
Cory Lakes CDD District Engineer

DATE: May 2, 2022

RE: Dispersion Pond at Rear of  
17923 and 17927 Cachet Isle Drive

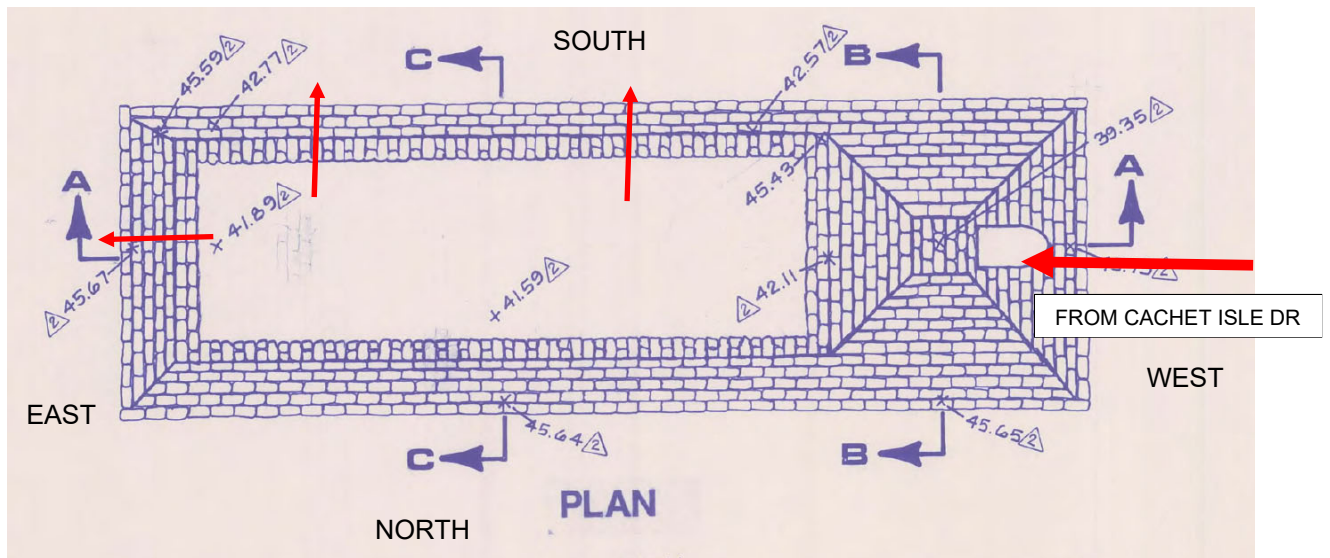
On January 26, 2022, following a rainfall event, Cachet Isle Drive experienced ponding water beyond the roadway limits as shown in the photo below.



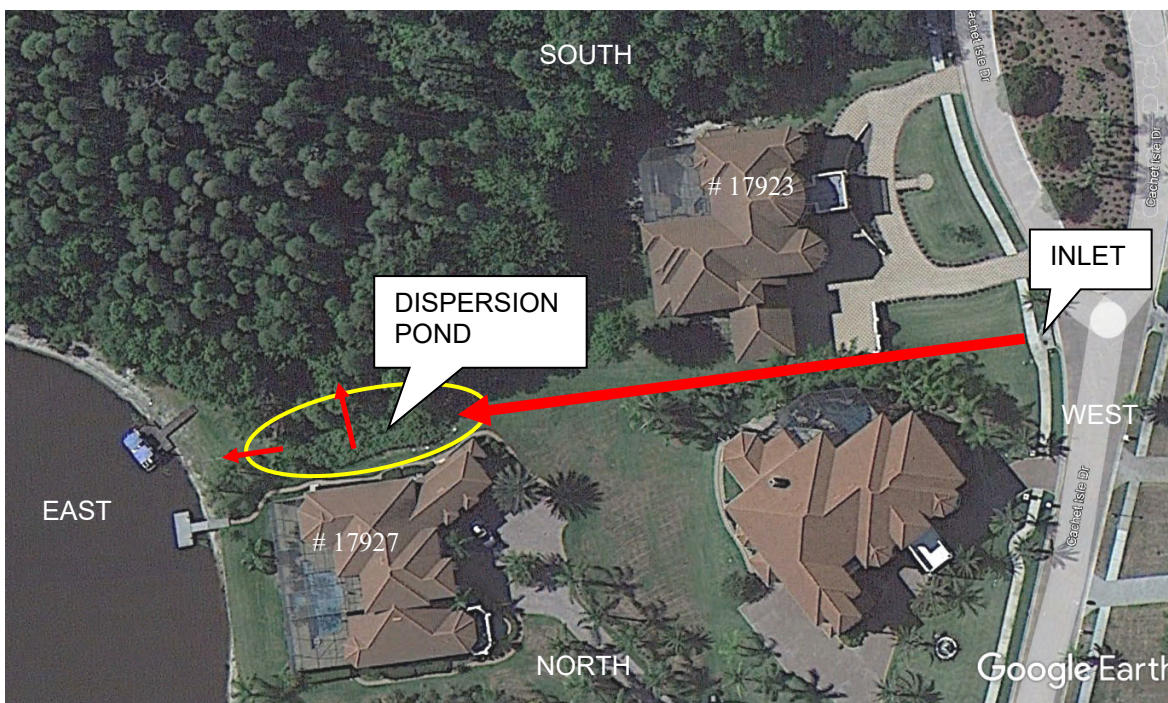
The arrow in the above photo is at approximately the low point in the road and represents the direction of conveyance of storm water via the underground storm pipe system which discharges easterly (to the right) to a permitted dispersion pond at the rear of 17923 and 17927 Cachet Isle Drive. **The dispersion pond appeared to have been filled in which caused the ponding above.**

MEMO TO: Chuck Adams, Cory Lakes CDD District Manager  
DATE: May 2, 2022  
PAGE: 2 of 5

The normal operation of the dispersion pond is as follows: the storm water is conveyed from the road through the underground storm pipe to the dispersion pond where it stages up and overtops the edge of the pond. It is then conveyed towards the wetland and the lake to the south and/or east, respectively. The dispersion pond detail/as-built information is provided below.



From the Google Earth aerial (dated 4/24/2012), the location of the dispersion pond is visible and generally in the circled area below:

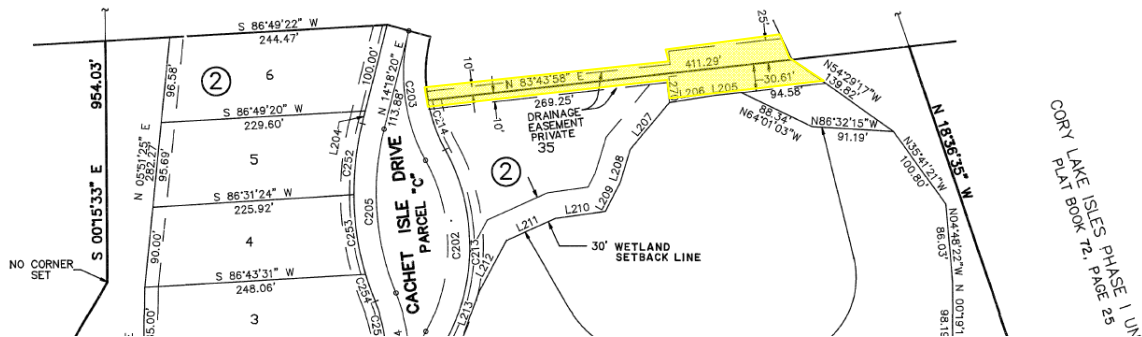


MEMO TO: Chuck Adams, Cory Lakes CDD District Manager  
DATE: May 2, 2022  
PAGE: 3 of 5

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On April 29, 2022, we visited the area of the permitted dispersion pond and observed that additional alterations had been undertaken. The dispersion pond and adjacent wetland area appeared to have been filled in and regraded. New sod had also been placed. A new plastic storm pipe was installed and directed into the wetland without any dissipation/dispersion devices. **In my opinion, these alterations are not in compliance with the approved SWFWMD permit since the system no longer operates as permitted.**

The permitted storm system that was altered by the homeowner is located within a District drainage easement as delineated within the recorded Cory Lake Isles Phase 1 Unit 2 plat (highlighted in yellow below).



Photos are provided below of the alterations made by the homeowner at 17923 Cachet Isle Drive:



Photo 1 – View of Filled-In Dispersion Pond Area and New Sod

MEMO TO: Chuck Adams, Cory Lakes CDD District Manager  
DATE: May 2, 2022  
PAGE: 4 of 5

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Photo 2 – Filling by Homeowner at Base of Cypress Tree in Wetland



Photo 3 – Homeowner Installed Pipe Directly Discharging into Wetland

MEMO TO: Chuck Adams, Cory Lakes CDD District Manager  
DATE: May 2, 2022  
PAGE: 5 of 5

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**To bring the storm system back into compliance, the dispersion pond would need to be restored/reconstructed at the permitted location and to the elevations as detailed in the approved construction plans. The fill material placed within the wetlands would need to be excavated and restored to pre-homeowner altered conditions (i.e., restored to “original condition”).**

Additionally, it appears that the homes on either side of the drainage easement may have been partially constructed within the drainage easement. Due to the possible encroachment(s), excavation equipment may not be able to easily access the altered areas via the drainage easement for restoration purposes without alterations to the house(s) and/or special access arrangements being made which may increase the cost of restoration.

Alternatively, the existing permit could be modified but approval is not guaranteed and there would be a cost associated with the redesign/modeling, permit application and, of course, construction. **I do not believe that the current alterations by the homeowner will be approved by SWFWMD. Also, I do not recommend the use of District funds to modify the existing permit.**

At this time, we request direction from the Board on how they wish us to proceed.



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**11**

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

**INTRODUCTION**

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc. ) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
  - o Private entities or citizens
  - o Federal government
  - o State government, including the Florida Department of Transportation (FDOT)
  - o Water Management Districts
  - o School districts
  - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

**GENERAL INSTRUCTIONS FOR USING THE TEMPLATE**

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

**These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.**

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

**Links to Template Parts:**

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

## Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Cory Lakes Community Development District
Name of stormwater utility, if applicable:	N/A
Contact Person	
Name:	Chesley Adams
Position/Title:	District Manager
Email Address:	adamsc@whhassociates.com
Phone Number:	561-571-0010

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWWMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

**Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)**

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

**Part 1.1 Narrative Description:**

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Management of the stormwater management is conducted in accordance with the SWFWMD Environmental Resource Permits 49000651.001, 49000651.002, 49000651.003, & 49000651.004 General and Special Conditions. Routine maintenance of the system is performed by experienced stormwater maintenance contractors and is funded by the CDD budget through non-ad valorem assessments.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Part 1.2 Current Stormwater Program Activities:**

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	Yes
A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, <i>etc.</i> ?	No
A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, <i>etc.</i> )?	No
A system for managing stormwater complaints?	No
Other specific activities?	

Notes or Comments on any of the above:

Public involvement, including responding to stormwater complaints, is handled during monthly board meeting which are open to the public. The other activities fall within the jurisdiction of SWFWMD and Hillsborough County.

**Part 1.3 Current Stormwater Program Operation and Maintenance Activities**

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)? Yes

Notes or Comments on the above:

Common stormwater infrastructure such as ponds, drainage structures and underground stormwater conveyance pipes are maintained by the Community Development District.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vector trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i> )?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

**Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)**

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.



Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	36,321.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Feet
Estimated number of storage or treatment basins ( <i>i.e.</i> , wet or dry ponds):	11	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems ( <i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures ( <i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
  - GIS program
  - MS4 permit application
  - Aerial photos
  - Past or ongoing budget investments
  - Water quality projects
- Other(s):
-

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

**Independent Special Districts:**

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

The boundary of the stormwater service area coincides with the CDD boundary.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc. ).

No expected changes in the service area within the next 20 years.

[Proceed to Part 5](#)

**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	87,000	475,752	551,527	639,370	741,206
Brief description of growth greater than 15% over any 5-year period:					



**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source**

**5.2.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned	0	0	0	0	0

**5.2.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned	0	0	0	0	0

**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned	0	0	0	0	0

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned	0	0	0	0	0

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input checked="" type="checkbox"/>	Stormwater Master Plan
<input checked="" type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

**Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change**

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned	0	0	0	0	0

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned	0	0	0	0	0

- Has a vulnerability assessment been completed for your jurisdiction's storm water system? 
  - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? 
  - If yes, please provide a link if available:
  - If no, is a planning effort currently underway?



**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

**End of Useful Life Replacement Projects with No Identified Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	65,053	65,053					
2017-18	57,002	57,002					
2018-19	107,781	107,781					
2019-20	44,000	44,000					
2020-21	62,141	62,141					

**Expansion**

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

**Resiliency**

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

**Replacement of Aging Infrastructure**

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	475,752	551,527	639,370	741,206
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>475,752</b>	<b>551,527</b>	<b>639,370</b>	<b>741,206</b>

<b>No Identified Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Projected Funding Gap (=Total Non-Committed Needs)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

<b>Strategies for New Funding Sources</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Remaining Unfunded Needs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

<b>Total of Projects without Project Type and/or Funding Source Type</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**12**

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**ADDENDUM TO CURRENT CONTRACT**

CUSTOMER NAME: Cory Lakes CDD (C2311)  
SUBMITTED TO: Chuck Adams  
CONTRACT SUBMISSION DATE: May 1, 2022  
SUBMITTED BY: LisaMarie Strawser, Sales Support Administrator

This Addendum Letter is for the current Services Contract by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer"), and will be under the same terms and conditions for the same period as your current Annual Management Services Contract except as amended here.

**SOLitude Lake Management** proposes an adjustment to your waterway management program investment with an increase of 7%. This increase will allow **SOLitude Lake Management** to dedicate the resources necessary to continue to maintain the waterway system to your complete satisfaction.

Effective May 1, 2022 your monthly price will increase from \$3,733.75 monthly to \$3,995.11 monthly.

**Please send your contract addendum to reflect the new price effective May 1, 2022.**

Thank you for your continued business and we look forward to working with you in 2022 and beyond!

Have a great day,

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**13**

# Office Administrator & Events Monthly Report

Meeting date: May 19, 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.

### COMPLETED ACTION ITEMS:

- Worked with the IT department to get the LED signs running. This is not the first time we had the same issue with the signs. I contacted the vendor and was able to create a 'How To Fix' instruction sheet so John/I can fix this issue if it pops up again in the future.
- Worked with GateTech to update the Cachet Gate to include the name and phone number to each house. We deactivated the 'common code' that way too many people had. This code created a security breach. Now each household has an individual pin number to use at this gate. GateTech has now realized that the cellular phone system used at this gate is 3G (outdated). New parts have been ordered to upgrade this phone system to 4G.
- Hired and trained 3 new pool attendants.
- Started the new office hours. So far we have not had any complaints about the office staff being unreachable due to the new hours.
- Organized and held the first CPR class and the first water safety training class. Each person who attended the CPR class did get an emailed certification and each person who attended the water safety class received a rubber armband with a whistle included to use when overseeing children near water.
- Attended the Security Committee's first in person meeting to address anything that the CDD office could be doing to help with security issues.
- Worked with the new POA board president to get the Welcome Packet to reflect recent changes in the community.

## CDD Events

### ACTION ITEMS:

- Sending in requests for Holiday entertainment requests
- Purchased a snow cone machine for the District. This can be used at our large events (spring festival, fall festival, etc.) We can also use it as a fun summer event "Snow Cone Saturdays".

### UPCOMING:

- *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 snow cones. **\*\*no change in status\*\***
- *Snow Cone Saturday* | 6/18 1:00pm at the community pool. This is a very cheap way to entertain the kids and parents alike at the pool on random Saturdays through out the summer. I was able to purchase the flavoring syrup in bulk relatively cheap. Therefore the only cost is a few bags of ice when we want to hand out snow cones.

### COMPLETED:

- Attached to my report is the Event Report from the Spring Festival. This was not included in last month's agenda.

**Office Administrator & Events Monthly Report**  
**Meeting date: May 19, 2022**

## Spring Festival

### Event Summary

**Date:** Saturday April 9, 2022

**Time:** 11am-1pm

**Location:** Activities Field

**Gross Cost: \$4,994.90**

**Revenue: \$700**

**Net Cost: \$4,294.90**

**Projected Budget: \$4,500**

**Difference: \$205.10**

Event Costs & Revenue:		
Vendor Name	Description	Cost
A Party 2 Remember	Event Entertainment	\$3,976.00
Holiday Goo	Candy filled eggs	\$259.00
Oriental Trading Company	Candy, Décor & give away items	\$127.53
Walmart	Water & event coolers	\$211.97
Amazon	Gift Baskets (prizes)	\$234.00
Dominoes	Pizza for Staff & Volunteers	\$170.27
Dollar General	Candy	\$16.13
	<b>TOTAL:</b>	<b>\$4,994.90</b>
Judi Beck	Sponsorship	(+) \$700
	<b>TOTAL:</b>	<b>\$4,294.90</b>

**Sponsors:** Judi Beck

**Event Description:** Celebrating Spring with residents, family and friends.

**Successes:** This event was a HUGE success. There were about 200-300 residents that came out to enjoy the event. 2,000 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.

**Setbacks:** none!

**Recommendations:** As always, hold this event again as it is one of the most popular events of the year.

**Action Items:** Look/advertise for more vendors/sponsors to come out during this event. Also, look to see if more food trucks want to come out to serve food or have volunteer/charity organization here to sell pizza.

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**14A1**



**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 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 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
Steve Small	LMP Landscape Maintenance Professionals
A.J. Forbes	Resident/Security Committee Member
Ken Hagen	County Commissioner
Richard Right	Assistant to County Commissioner

**Other Residents present, were:**

Roberta Carroll	Parag Shah	Cindy McIntyre	Kara Greco
Carlos Guzman	Roya Monfared	Richard Carpenter	Don Reich
Dr. Frank Gaskill			

**On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, the resignation of Ms. Sheila Haque from Seat 4; Term Expires November 2022, effective immediately, was approved.**

**On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, Resolution 2022-06, Adopting a Policy Regarding Parking and Towing on District Owned Property to be effective on May 1, 2022; 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.**

**On MOTION by Mr. Acoff and seconded by Mr. Castillo, with all in favor, the March 17, 2022 Regular Meeting Minutes, as amended, and the March 17, 2022 Summary of Motions, April 4, 2022 LAF Committee Meeting Minutes and March 18, 2022 to April 20, 2022 Sunshine Board Online Workshop Minutes, as presented, were approved.**

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**14A11**

**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 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 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
Steve Small	LMP Landscape Maintenance Professionals
A.J. Forbes	Resident/Security Committee Member
Ken Hagen	County Commissioner
Richard Reidy	Assistant to Commissioner Hagen

**Other Residents present, were:**

Roberta Carroll	Parag Shah	Cindy McIntyre	Kara Greco
Carlos Guzman	Roya Monfared	Richard Carpenter	Dr. Frank Gaskill
Don Reich			

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

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

40 **SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

41  
42 Mr. Castillo voiced his hope to adjourn by 9:00 p.m., and asked the public to comment  
43 on agenda items only. He thanked Ms. Haque for serving on the Board.

45 **THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

46  
47 Mr. Shah shared the same sentiments about Ms. Haque and wished her family the best.  
48 He complimented and thanked Staff for their efforts hosting successful community events.

49 Mr. Shah asked everyone to be mindful of each other’s time. He hoped resident  
50 attendance and participation would increase. He asked for residents to post questions on the  
51 Sunshine Board so that Staff and the Board can view them and give answers at a meeting.

52 Mr. Castillo agreed with the request to present the Seventh Order of Business after  
53 public comments, due to Commissioner Hagen’s prior commitment.

54 Mr. Acoff thanked Ms. Hague for her service on the Board. He thanked Staff and those  
55 who participated in the recent community event.

56 Mr. Fontcha welcomed the residents in attendance. He hoped more would attend via  
57 Zoom. He asked everyone to be mindful of the time and to keep their comments concise and  
58 civil. He thanked Ms. Haque for serving this community over several years.

60 **FOURTH ORDER OF BUSINESS**

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

61  
62  
63 Resident Roberta Carrol thanked the Board for having more sand added to the  
64 playground. Regarding the backboard, it was noted that the platform was received and would  
65 be installed today. She expressed her enjoyment of the community and her disappointment of  
66 the bickering and those posting incorrect information and asked everyone to stop it. She  
67 commended Ms. Haque for her contributions to the CDD and expressed interest in being  
68 considered to fill the Seat.

69 **County Commissioner Ken Hagen arrived at the meeting at 6:13 p.m.**

- 70     ▪       **Presentation by Hillsborough County Commissioner Ken Hagen Regarding Approval of**  
71           **a De-Acceleration Lane at the Cory Lakes Isles Entrance on Morris Bridge Road for**  
72           **Vehicles Engineering from the North**

73           **This item, previously the Seventh Order of Business, was presented out of order.**

74           Mr. Shah welcomed Commissioner Hagen and gave an overview of issues he was  
75 involved in addressing for the CDD.

76           Commissioner Hagen commended Mr. Shah on his perseverance and due diligence on  
77 CDD matters. He discussed upcoming projects, including a Sheriff's Office Substation, for which  
78 groundbreaking was expected within a couple of months. A ribbon cutting ceremony for the  
79 Park behind Sprouts will be in September; announcements will be sent once the date is known.

80           Commissioner Hagen discussed the plan to install a dedicated turn lane and bike lanes  
81 on Morris Bridge Road, within the next couple of months, as a short-term solution; the long-  
82 term solution will be to install a light.

83           Commissioner Hagen responded to questions regarding the Sheriff Substation  
84 addressing speeding issues and not being able to widen Morris Bridge Road southbound due to  
85 conservation constraints. He would submit the request for installation of a beacon on the  
86 yellow signs at the dock, as they are not visible after sunset, and find out the long-range plans  
87 for the Chapel area. He would return and provide another update in a few months.

88           Assistant to Commissioner Hagen, Richard Reidy, reported the following:

89     ➤       The Cory Lake Isles community pays some of the highest taxes in the County and City  
90 compared to other neighborhoods but the precinct has one of the poorest voter turnouts.

91     ➤       Communities compete against each other for limited dollars available, which results in  
92 County Commissioners typically voting on matters based on voter turnout; therefore, Cory Lake  
93 Isles residents need to help the community be more recognized by the Commissioners.

94     ➤       The County is reallocating funds, which is the only reason this project is proceeding, as it  
95 is not a Capital Improvement Project (CIP).

96           Mr. Reidy discussed upcoming projects and explained that traffic engineers do not  
97 recommend widening roads as a way to address speeding. He mentioned an article about what  
98 the Florida Department of Transportation (FDOT) wants to do on US 301.

99     ▪     **Update: Landscape Activities**

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

101           Mr. Small reported the following:

102     ➤     The palm tree trimming in the common areas will be completed tomorrow and trimming  
103     at the residence models should commence next week and be completed by the end of the  
104     week or the following week.

105     ➤     Proposals were prepared to add more plant material to some locations.

106     ➤     In his opinion, the community looked good and the flowers were blooming.

107     ➤     He spoke to Mr. Hall about replacing distressed plants and they decided to wait and see  
108     which ones fully recover from being trimmed before replacing them.

109     ➤     He would advise crews to clean up the hedges and debris towards Cross Creek  
110     Boulevard.

111           Mr. Small recommended replacing certain plant materials due to age. He would provide  
112     suggestions and proposals so funds can be allocated in the Fiscal Year 2023 budget. It was  
113     noted that some projects might have to be completed in phases.

114           Resident Parag Shah thanked Mr. Hall for getting the lights repaired and stated that the  
115     basketball backboard needs to be repaired. It was noted that it would be repaired once the  
116     winds die down.

117           Resident Roya Monfared thanked prior and current Board Members for their service.  
118     She asked if the the CDD would announce the open Seat via a community-wide email and  
119     whether an appointment would be made or if the Seat would be filled in November. Mr. Adams  
120     advised that the options available would be discussed later in the meeting.

121           Resident and POA President Harry Ramphal complimented the landscaping crew on a  
122     wonderful job. He recognized Ms. Haque's and the Board Member's contributions to the CDD.  
123     He discussed options for filling vacant Seat 4 and voiced his opinion that appointing a woman,  
124     such as Sharon, might be a good fit or appointing Dr. Patel, Dr. Ready or himself, who were  
125     experienced; the Seat could also remain vacant until the November election. Mr. Ramphal  
126     asked if he could decline the Board stipend, if appointed, and reallocate those funds to the pool

127 lifeguard budget line item. Mr. Adams stated he would have to accept it and then donate it  
128 back to the CDD.

129 Mr. Ramphal thanked Mr. Shah for his efforts to make the community safer and  
130 expressed his opinion that the Sheriff substation will help with security. He noted that getting a  
131 traffic light installed on Morris Bridge Road would be a lengthy process but was happy to hear it  
132 will happen.

133 Resident Richard Carpenter submitted his request to fill the unexpired term of Seat 4.  
134 He discussed his qualifications, committee positions and acting as the Facility Manager during  
135 Mr. Darling's absence, all of which he felt resulted in many improvements in the community  
136 and reflect his interest, service and commitment. He stated his intent to decline the stipend if  
137 he is appointed.

138 Resident Kara Greco requested a copy of the CIP projects list, which contains required  
139 and unnecessary projects the community wanted. She did not want another assessment  
140 increase, as she felt homeowners might not be able to afford it.

141 Ms. Greco was advised that the CDD financed \$700,000 to proceed with three major CIP  
142 projects, including replacing the roofs at the Beach Club and the two guardhouses, repairing the  
143 weirs and digging deeper wells to sustain above the rain gutter level. The repair budget line  
144 item was increased by \$11,000 for other miscellaneous items at the Clubhouse. The next phase  
145 would be to build up the Fiscal Year 2023 budget to take on another list of items. Ms. Greco  
146 asked Staff to provide a three-year plan.

147 Resident Cindy McIntyre felt that the presentation by Commissioner Hagen and Mr.  
148 Reidy made it very clear that those who vote the most get the most return. She felt that  
149 everyone should be encouraged to vote in the upcoming election. She asked the Board to  
150 reconsider making the Beach Club a polling precinct for the November election.

151 Dr. Frank Gaskill, a resident, introduced himself and distributed business folders to the  
152 Board. He discussed his professional background as a psychologist, availability to provide free  
153 talks specializing various topics and his love of residing in diversified communities. His wife is  
154 also a highly known marriage therapist.



155 Resident Don Reich voiced his opinion that the self-nominated candidates are well-  
 156 qualified but asked the Board to delay the appointment in order to convey information about  
 157 the open seat so residents can attend the next meeting. It would also give the Board more time  
 158 to vet candidates and make an informed decision.

159 A resident asked for the pothole at Cross Creek Boulevard coming in toward the gate to  
 160 be repaired. Mr. Hall stated that it is being repaired today.

161

162 **FIFTH ORDER OF BUSINESS**

**Acceptance of Resignation of Supervisor  
 Sheila Haque, Seat 4; Term Expires  
 November, 2022**

163

164

165

166 Mr. Castillo presented Ms. Haque’s resignation letter.

167

<p>168 <b>On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, the</b>          169 <b>resignation of Ms. Sheila Haque from Seat 4; Term Expires November 2022,</b>          170 <b>effective immediately, was approved.</b></p>
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171

172

173 **SIXTH ORDER OF BUSINESS**

**Consideration of Appointment of Qualified  
 Elector to Fill Unexpired Term of Seat 4**

174

175

176 Mr. Adams provided the following information:

177 ➤ The remainder of the Board is tasked with appointing a Qualified Elector to fill the  
 178 vacant Seat, within the 90-day statute, or the seat can remain open until the November General  
 179 Election, when the term of Seat 4 expires. He noted instances of CDD Boards leaving a seat  
 180 vacant until the General Election to avoid the appearance of endorsing one candidate over  
 181 another.

182 ➤ The qualifying period commences at noon on June 13, 2022 and closes at noon on June  
 183 17, 2022.

184 ➤ Interested candidates must apply directly with the Supervisors of Elections office to be  
 185 on the November ballot.

186 ➤ As multiple interested candidates are expected, he suggested waiting until the  
187 qualifying period ends to decide whether to appoint someone or keep the seat vacant until the  
188 general election.

189 Discussion ensued regarding the options. The consensus was to defer this item and  
190 reconsider it in June, after the qualifying period ends, and post adopted Resolution 2022-04,  
191 which contains all relevant dates and information pertaining to the election process.

192 **A. Administration of Oath of Office to Newly Appointed Supervisor (*the following to be***  
193 ***provided in separate package*)**

194 **I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**  
195 **Employees**

196 **II. Membership, Obligations and Responsibilities**

197 **III. Financial Disclosure Forms**

198 **a. Form 1: Statement Financial Interests**

199 **b. Form 1X: Amendment to Form 1, Statement of Financial Interests**

200 **c. Form 1F: Final Statement Financial Interests**

201 **IV. Form 8B; Memorandum of Voting Conflict**

202 **B. Consideration of Resolution 2022-06, Designating Certain Officers of the District, and**  
203 **Providing for an Effective Date**

204 These items were deferred. As Resolution 2022-06 was not used here, the number  
205 2022-06 would be used for an add on agenda item Resolution.

206  
207 **SEVENTH ORDER OF BUSINESS** **Presentation by Hillsborough County**  
208 **Commissioner Ken Hagen Regarding Approval**  
209 **of a De-Acceleration Lane at the Cory Lakes**  
210 **Isles Entrance on Morris Bridge Road for**  
211 **Vehicles Engineering from the North**  
212

213 This item was presented during the Fourth Order of Business.

214  
215 **EIGHTH ORDER OF BUSINESS** **Consideration of Updated/Restated Parking**  
216 **Policy (*to be provided under separate cover*)**  
217

218 Mr. Adams presented the updated Restated Parking and Towing Policy, which included  
219 the items discussed at the last meeting, and was defined as Exhibit A to Resolution 2022-06,  
220 which was transmitted under separate cover and would be presented for adoption.

221 Discussion ensued regarding outlining overnight, temporary visitor parking pass  
222 guidelines to provide as Post Order to Security Personnel and the suggestion to implement the  
223 Dade City Golf Course visitor pass system or upgrade Allied’s system. The Board directed Ms.  
224 Schewe to publicize the updated policy on the website and Facebook and for Staff to e-blast it  
225 with an indication that the Policy was adopted at the April meeting and would become effective  
226 on May 1, 2022.

- 227 ▪ **Resolution 2022-06, Adopting a Policy Regarding Parking and Towing on District**
- 228 **Owned Property; Designating Authorized Representatives to Work with Towing**
- 229 **Operators; Authorizing the Engagement of an Authorized Towing Operator; Providing**
- 230 **for Conflicts and Severability; and Providing an Effective Date**

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

232 Mr. Adams presented Resolution 2022-06.

233

234 **On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor,**

235 **Resolution 2022-06, Adopting a Policy Regarding Parking and Towing on**

236 **District Owned Property to be effective on May 1, 2022; Designating**

237 **Authorized Representatives to Work with Towing Operators; Authorizing the**

238 **Engagement of an Authorized Towing Operator; Providing for Conflicts and**

239 **Severability; and Providing an Effective Date, was adopted.**

240

241

242 **NINTH ORDER OF BUSINESS**

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

243

244

245

246 Mr. Adams stated that the Post Order Revisions were emailed during the last meeting.

247 Resident and Security Committee Member A.J. Forbes noted the following:

248 ➤ Post Orders are specifically for the rover and the security guard responsibilities.

249 ➤ The guard company’s name still needs to be updated.

250 ➤ The Board was asked to reconsider a prior request to implement an aside process to the  
251 Post Orders whereby Security and Neighborhood Watch are notified if something is going on in  
252 the community and, once they are involved, he, Paul or Cheryl would notify everyone via the  
253 What's App Neighborhood Watch Page, which was created last week.

254 ➤ Guards should be more friendly in helping with homeowner requests.

255 Mr. Adams stated that District Counsel reviewed and did not have any issues with the  
256 proposed changes and noted the additional rule of not allowing access to visitors under the age  
257 of 18, unless they are registered, might meet with resistance.

258 A Board Member felt Board Members should be notified of situations sooner in the  
259 communication chain and asked Mr. Forbes to email a sample Security Incident Report to the  
260 Board. He asked for clarification of the Restraining Visitor List, which is invalid as the CDD is not  
261 allowed to prevent access, and suggested simplifying the language in the Post Orders so Allied  
262 relays it correctly to their personnel so that it can be executed accurately.

263 Mr. Acoff stated he was supposed to review the first draft of the Post Orders and Staff  
264 was to review several iterations before the final draft was presented to the Board.

265 Discussion ensued regarding how to maintain and audit compliance of the Post Orders.

266 Mr. Adams read a portion of District Counsel's email, as follows:

267 "The additional rule for minors may ruffle some feathers but there is no clear  
268 guidance on the Fair Housing Act (FHA) jurisdiction over these types of situations.

269 It is possible that someone could allege discrimination based on age or  
270 household, but it is fairly common and even the insurance company encourages  
271 age restrictions for amenity usages because of liability issues."

272 Staff would refine several details in the Post Orders and present the final draft and  
273 discuss how to manage compliance by the security provider at the next meeting.

274 Discussion ensued regarding instructions for emergency truck access and having the  
275 rover go to the emergency site to determine the situation. Mr. Adams stated that there would  
276 be no issue with Security disseminating information about major events to the Security  
277 Committee and community but the Security Committee cannot give directives to the  
278 contractor, as that would create a liability.

279 Ms. Greco recalled an incident when she was not alerted of a visitor and when she  
280 discussed it with the guard, she did not receive a response. Mr. Adams stated that access to the  
281 CDD cannot be denied but suggested residents register unwanted visitors in the system so they  
282 can receive an alert if the person is on site. Ms. Schewe asked for residents to contact her if  
283 they are not alerted of a visitor who is not on their list so she can research it. It was noted that  
284 it is up to the resident to contact the Sherriff, not the guard.

285

286 **TENTH ORDER OF BUSINESS**

**Presentation: Resident Appeal to CDD  
Regarding Employee Appreciation**

287

288

289 Mr. Shah addressed the suggestions on the list and noted the following regarding the  
290 suggestions:

291 #1: Residents already conduct an Annual Employee Appreciation Day.

292 #2: Agrees that someone should be appointed to present their request to the Board to  
293 assign a one-day, weekly youth activities day at the Clubhouse.

294 #3: Disagrees, as he believes only CDD events should be posted on the digital bulletin  
295 board, to prevent clutter.

296 The Board agreed with Mr. Shah's comments and deemed this matter closed.

297

298 **ELEVENTH ORDER OF BUSINESS**

**Committee Reports**

299

300 **A. Security**

301 • **Update: Allied Universal**

302 In response to a request, the Board agreed to make this is a standalone item on future  
303 agendas for the foreseeable future. It was noted that an invitation to attend CDD meetings was  
304 extended to Allied. A Board Member stated that the Allied Representative was unable to attend  
305 today, due to a prior commitment, but assured that he would attend the next meeting.

306 Mr. Acoff asked how the CDD can validate Allied is paying its Security officers the new  
307 salary. Ms. Schewe stated the invoices confirm it.

308 **B. Landscape Aquascape Facilities (LAF)**

309 There was no report.

310 C. Spirit

311 There was no report.

312

313 TWELFTH ORDER OF BUSINESS

Approval of Minutes

314

315 A. Board of Supervisors: March 17, 2022

316 I. Summary of Motions

317 II. Regular Meeting

318 The following changes were made:

319 Line 57: Move to Line 45

320 Line 330: Change "and" to "though" and change "in this regard" to "if CDD business is  
321 discussed with two or more CDD Supervisors present"

322 III. Action/Agenda or Completed Items

323 Item 2 was completed.

324 B. LAF Committee: April 4, 2022

325 C. Sunshine Board Online Workshop: March 18, 2022 – April 20, 2022 *(to be provided  
326 under separate cover)*

327 D. Other

328

329 **On MOTION by Mr. Acoff and seconded by Mr. Castillo, with all in favor, the**  
330 **March 17, 2022 Regular Meeting Minutes, as amended, and the March 17,**  
331 **2022 Summary of Motions, April 4, 2022 LAF Committee Meeting Minutes and**  
332 **March 18, 2022 to April 20, 2022 Sunshine Board Online Workshop Minutes, as**  
333 **presented, were approved.**

334

335

336 THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial  
Statements as of February 28, 2022

337

338

339 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2022. He  
340 responded to questions regarding assessments and stated that the \$55,000 deposit for the roof  
341 was the only amount expended from the \$700,000 loan. Regarding whether the CDD uses City  
342 water for irrigation, Mr. Adams replied affirmatively, in areas by Barbados Isle Drive.

343 A Board Member asked if insurance will reimburse the CDD, as the “Security gate  
344 maintenance & repair” line item exceeded budget. Mr. Hall stated he must review the charges;  
345 he believed most of the costs were to replace the battery backup systems and to repair the  
346 access control box used by emergency personnel.

347

348 **FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

349

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

351 There was no report.

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

353 Ms. Schewe was commended on the success of the Spring Festival.

354 Ms. Schewe presented the April Office Administrator & Events Monthly Report.

355 The Board agreed to accept the proposed new office hours that would become effective  
356 on May 1, 2022; an e-blast with the new hours would be sent.

357 The Board agreed to moving this agenda item to earlier in the agenda.

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

359 Mr. Hall presented the April Facilities Manager Report. A Board Member asked about  
360 the freon issue. Mr. Holmes would be emailed to find out the outcome of the recent meeting.

361 • **Update: Status of Sidewalks**

362 Mr. Hall stated that the speed bump repair project at the Cross Creek entrance, and the  
363 sidewalk repair project will be completed no later than tomorrow.

364 • **Update: Cricket Fields**

365 This item was not addressed.

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

367 • **NEXT MEETING DATE: May 19, 2022 at 6:00 P.M.**

368 ○ **QUORUM CHECK**

369 The next meeting would be held on May 19, 2022.

370

371 **FIFTEENTH ORDER OF BUSINESS**

**Other Business**

372

373 Mr. Shah asked Staff to send an e-blast regarding protocol regarding golf cart use in the  
374 community. Mr. Hall stated he would work with Ms. Schewe on the e-blast. Board Members  
375 shared recent incidents involving golf carts. Regarding whether the CDD can enforce no parking  
376 in the grass or no fishing in the lakes, Mr. Adams stated if the provisions are included in the  
377 POA’s Covenants and Deed Restrictions, then the POA, as a private entity, can enforce the  
378 policy.

379

380 **SIXTEENTH ORDER OF BUSINESS** **Public Comments (*non-agenda items*)**

381

382 Ms. McIntyre asked if there is a policy of where they can post events in the Islander. Mr.  
383 Adams recalled the issue of timing and suggested posting them on the electronic board outside  
384 the stores. Discussion ensued regarding regulating content.

385 Ms. McIntyre suggested the POA no longer post messages on behalf of the CDD, as she  
386 felt this confuses new residents about the responsibilities of the CDD and POA.

387 Mr. Ramphal indicated that the Landscape Committee plans to submit a request asking  
388 the CDD to redo the plantings at Cross Creek. Mr. Adams asked for the costs to be submitted so  
389 it can be incorporated into the proposed Fiscal Year 2023 Budget being presented at the next  
390 meeting.

391 It was noted that the Security Committee will meet on May 2, 2022.

392

393 **SEVENTEENTH ORDER OF BUSINESS** **Supervisors’ Requests**

394

395 There were no Supervisors’ requests.

396

397 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

398

399 There being no further business to discuss, the meeting adjourned at 9:10 p.m.

400

401

402

403

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



404  
405  
406  
407  
408  
409

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Secretary/Assistant Secretary

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Chair/Vice Chair

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**14AIII**

### 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	04.21.22
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>				01.20.22
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	01.20.22
16	11.18.21	<b>ACTION/AGENDA</b>	Ms. Schewe to revise the Clubhouse Rental Policy and present it at the next meeting.			X	01.20.22
17	11.18.21	<b>ACTION</b>	Mr. Hall to invite representatives from GuardOne, Securitas and Trident Protective Services to the January meeting.			X	01.20.22
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	01.20.22
23	12.16.21	<b>AGENDA</b>	Mr. Adams to include "Facility Rental Policy/Rates" on the next agenda.			X	01.20.22
24	12.16.21	<b>AGENDA</b>	Staff to include discussion item on next agenda about allowing future POA updates on CDD agendas.			X	01.20.22
25	12.16.21	<b>ACTION</b>	Mr. Hall to invite 3 security firms under consideration to the next meeting.			X	01.20.22
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	01.20.22	<b>ACTION</b>	Mr. Hall to continue researching references of security contractors and forward his findings to the Board.			X	03.17.22
29	01.20.22	<b>ACTION</b>	Ms. Schewe to modify the Social Media policy and email it to the Board.			X	02.17.22
30	01.20.22	<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	01.20.22	<b>ACTION</b>	Per Mr. Acoff, Ms. Schewe to notify Barbados and Java residents of the manhole repairs start dates.			X	02.17.22
32	01.20.22	<b>ACTION</b>	Ms. Schewe to forward emails to Mr. Forbes and Ms. Springer regarding setting up a Zoom meeting with the Board.			X	02.17.22
33	01.20.22	<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	02.17.22
34	01.20.22	<b>AGENDA</b>	Mr. Adams to put "Security Proposal Consideration" & "Holiday Lighting Presentation – Tim Gay" as discussion items on the February agenda.	X			
35	02.17.22	<b>ACTION</b>	Mr. Hall to secure and present updated final proposals from SI and Allied.			X	03.17.22
36	02.17.22	<b>AGENDA</b>	Mr. Adams to include "Security Proposal Consideration" with proposals from Allied and SI on the March agenda.			X	03.17.22
37	02.17.22	<b>ACTION</b>	Ms. Schewe to send an eblast every 10 days, urging residents to joint the CDD Facebook page.	X			
38	02.17.22	<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	02.17.22	<b>ACTION</b>	Mr. Hall to confer with the rover about comments made by Mr. Sanyam Shah.			X	3.17.22
40	02.17.22	<b>AGENDA</b>	Mr. Adams to include "TPD Presence & Traffic Enforcement" on the March agenda			X	3.17.22
41	02.17.22	<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	02.17.22	<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	03.17.22	<b>ACTION</b>	Ms. Schewe to send an additional e-blast and post a link stressing pool safety.	X			
44	03.17.22	<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	03.17.22	<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	03.17.22	<b>ACTION</b>	Staff to invite Allied representatives to every meeting for the next six months.	X			
47	03.17.22	<b>ACTION</b>	Mr. Adams to email policy specific to sidewalks and roads to the Board.	X			
48	03.17.22	<b>AGENDA</b>	Mr. Adams to include County Commissioner Ken Hagen's presentation on the next agenda	X			
49	04.21.22	<b>ACTION</b>	County Commissioner Ken Hagen will provide an update on what the long-range plans were for the Chapel area in the next couple months	X			
50	04.21.22	<b>ACTION</b>	Mr. Small to provide suggestions and proposals to replace aged plant material and provide amounts to Mr. Adams to incorporate in the Fiscal Year 2023 budget, and to advise crew clean up the hedges and debris toward Cross Creek Boulevard.	X			
51	04.21.22	<b>ACTION</b>	Ms. Schewe to post Resolution 2022-04 to the website, which contains relevant dates to be considered a candidate for the upcoming election.	X			
52	04.21.22	<b>ACTION</b>	Ms. Schewe to post Resolution 2022-06 to the website, and announce the Parking and Towing Policy was approved at the CDD meeting and would become effective on May 1, 2022.	X			
53	04.21.22	<b>ACTION</b>	Mr. Forbes to email a sample Security Incident Report to the Board.	X			
54	04.21.22	<b>ACTION/AGENDA</b>	Staff to clean up latest version of the Post Orders and present the final draft version at the next meeting.	X			
55	04.21.22	<b>ACTION/AGENDA</b>	Mr. Adams to make Agenda Item 11b "Security-Update: Allied Universal" a stand-alone agenda item on future agendas for the foreseeable future.	X			
56	04.21.22	<b>ACTION</b>	Mr. Hall to review what charges caused the "Security-gate maintenance & Repair line-item budget to exceed budget.	X			
57	04.21.22	<b>ACTION</b>	Ms. Schewe to eblast new office hours to be effective on May 1, 2022.	X			
58	04.21.22	<b>ACTION/AGENDA</b>	WHA Staff to move up Agenda Item 14b "Staff Reports-Office Administrator: Amenda Schewe" after public comments.	X			
59	04.21.22	<b>ACTION</b>	Mr. Hall to email Mr. Holmes requesting outcome of the meeting on addressing freon issue.	X			
60	04.21.22	<b>ACTION</b>	Mr. Hall to work with Ms. Schewe on sending e-blast to the community regarding golf cart use.	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
61	04.21.22	ACTION/AGENDA	Mr. Ramphal to provide Mr. Adams with landscape costs to redo the plantings at Cross Creek, to incorporate into the proposal Fiscal Year 2023 budget, which will be presented at the next meeting.	X			

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

**14B**



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

Date of Meeting: Monday, May 2, 2022      Next meeting: 6/6/2022  
Time: 5:15 pm  
Location: Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida

### **Minutes**

**Meeting called to order:** 5:22pm

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

#### **Landscape**

##### **Entrances:**

The Cross Creek fountain is not running due to a failed motor. A new motor has been purchased and is on site, but John is waiting on the installation company to get it installed.

John will check out the plants along the edge of the Morris Bridge entrance to see whether they can be trimmed to equal height.

Any new planting at the Morris Bridge entrance sign will cease until after the new turn lanes are installed. When construction starts on the turn lanes, the Morris Bridge entrance will be closed between 8 am and 5 pm daily for approximately 3 weeks.

#### **Facilities**

##### **Roadways:**

It was decided not to recommend any additional speed bumps be placed around the community. In addition, no additional stop signs would be recommended. The committee decided that if anything were to be done, the community should look at the installation of concrete "road turtles" that would narrow the roadways as a solution to reduce speeding within the community, and to make it possible to create a bike lane.

##### **Beach Club:**

Roof replacement has been rescheduled once again to begin now in late June or early July.

##### **Fitness Center:**

Recently there were 6 machines with 6 tvs with 3 remotes, of which only one was in working condition. Remotes keep being damaged or thrown away. Connecting to fiber, which is scheduled to be done soon, will put all controls on each unit with no need for any remotes.

#### **New Business**

**Capital improvements requests** to be included in the 2023 budget:

1. Replacement of shrubs and new plants at the Cross Creek entrance: The committee recommended an additional \$75,000 be added to the plant replacement budget line.
2. The committee recommended that an additional \$20,000 be added to storm water drainage so that drainage will provide for the proper growth of plants along the Cross Creek entrance.
3. The committee recommended that the hockey rink boards be replaced at an estimated cost of \$65,000.
4. The committee recommended that the area in the Beach Club currently referred to as the kitchen area be remodeled to provide ADA compliant bathrooms, a storage area, and a food preparation/distribution area at an estimated cost of \$120,000.

5. The committee recommended that the tables in the pool area be refurbished with new powder coating.

**Adjournment/Continuance:** The meeting adjourned at 6:32 pm

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

**14C**

# MINUTES OF THE SECURITY COMMITTEE IN-PERSON MEETING

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## CORY LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD)

The Security Committee meeting was held on **Monday, May 2<sup>nd</sup>, 2022, at 7:04 p.m.** at the Beach Club.

**Committee Members Presents:** AJ Forbes (Chair), Sheryl Springer (President, POA Board, Coordinator, Neighborhood Watch/Keep Tampa Bay Beautiful (KTBB) Team Leader), Harry Ramphal, Brian Little (Traffic Coordinator), Angela Delgatto and Parag Shah. **Absent:** Jorge Castillo (Chair, CDD Board and Security Liaison) and Erin Uhler (Event Coordinator).

There were four guests in attendance to include:

Sid Shah – Vice Chair, CDD Board

John Hall – Facility Manager, Cory Lakes CDD

Amanda Schewe – Office Administrator, Cory Lakes CDD

Cynthia McIntyre – Resident

### First Order of Business:

### Welcome Statement

The Chair welcomed all in attendance.

### Second Order of Business:

### What's Keeping U Up At Night

All attendees were given the opportunity to ask and respond to any security and safety related questions and concerns. Here is the list of items discussed:

- **Speed Bump**
  - Why was the recent community Speed Bump installed at the Cross Creek Resident's Lane without any communication to alert residents?

**RECOMMENDATION To CDD Board:** For staff to improve communication to residents on all matters dealing with Security, Safety, Policy, and Lifestyle changes. A new protocol is needed where staff can alert residents as soon as possible or on a periodic timeframe, following CDD Supervisors approval of any new programs, policies, and lifestyle events.

This concern of staff not communicating to residents in a speedy and comprehensive manner was also raised before the building of the community Cricket Pitch. We have the communication tools (Facebook, Email Blast, The Islander and The Electronic Marquees) to alert residents to upcoming emergency and urgent changes to Policies and Lifestyle. Some residents have read or hear about the CDD approval to purchase the device but, many did not know when the change was going to take effect until, they were blindsided by actually seeing the change. Supervisor Shah requested staff to send communication to residents explaining the benefits of installing a Speed Bump at the Cross Creek Residents Entrance Gate.

- **Traffic Signs Along Cory Lake Drive.** No recommendation for the CDD Board. Discussion of why and where any additional Traffic Signs along CL Dr. may go. The pros and cons were debated along with the need for the Board to recommend a Traffic Impact Study from the City/County.
- **Fireworks Use Within Cory Lake Isles.** No recommendation for the CDD Board. Discussion on the use of Firework within the community is currently prohibited on either CDD owned properties or residential properties. Both CDD and POA polices forbids the use of Fireworks. The 2021 Florida Statutes, Title XLVI, Chapter 791, paragraph 791.08, section 3, states “The Legislature does not intend for the application of this section to supersede any prohibition against the use of fireworks contained within a legally executed and properly recorded declaration of covenants or covenant running with the land of any homeowners’ association pursuant to chapter 720. However, a homeowners’ association, through a board of directors, may not promulgate rules that attempt to abrogate a homeowner’s right to use fireworks during a designated holiday or under general law.”
  - **The POA will look into how they can better enforce their “No Fireworks” policy on residential properties.**
- **Licensed Plate Tag Image Cameras/Videos.** No recommendation for the CDD Board. Discussion on the pros and cons of acquiring such a system. No benefits under our current Security Gate protocols.
- **Hurricane Season.** The 2022 Hurricane Season will begin in 23 days. Is the community ready?
- **Neighborhood Watch Update.** The launch and use of new NW WhatsApp community communication tool. There are currently over 160 residents/members signed up. The tool was put into place for staff or residents or law enforcement to alert residents of Emergency and Urgent relevant events in or around our community. To sign-up, contact AJ or Sheryl.

**Third Order of Business: Open Forum/Final Thoughts**

**Last Order of Business: Adjournment 8:12 p.m.**

**Next In-Person Meeting is tentatively scheduled for Monday, 1<sup>st</sup> August 2022 at 7:00 p.m.**

The Security Committee will be held on the 2<sup>nd</sup> month of each quarter (**May, August, November, and February**).

Our on-line community’s Security Newsletter is always available for viewing at: <https://www.corylakescdd.net/news.php>

MINUTES ACCEPTED BY THE BOARD OF SUPERVISORS AT THEIR MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

Jorge Castillo, Chairman  
Cory Lakes Community Development District

ATTEST:

Chuck Adams, Secretary  
District Manager

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**15**

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

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 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	1,492,269	-	-	-	1,492,269
SunTrust - debit card	4,623	-	-	-	4,623
MMK account	753,230	-	-	-	753,230
Investments					
Revenue	-	152,087	621,561	18,562	792,210
Reserve	-	52,409	234,349	10,000	296,758
Prepayment	-	5,136	7	-	5,143
Due from other	1,806	-	-	-	1,806
Deposits	23,154	-	-	-	23,154
Retainer	5,000	-	-	-	5,000
Total assets	<u>\$ 2,292,569</u>	<u>\$ 209,632</u>	<u>\$ 855,917</u>	<u>\$ 28,562</u>	<u>\$ 3,386,680</u>
<b>LIABILITIES</b>					
<b>Liabilities:</b>					
Accounts payable	\$ 30,021	\$ -	\$ -	\$ -	\$ 30,021
Credit card	202	-	-	-	202
JSAPP deposit	4,214	-	-	-	4,214
Accrued payroll taxes	323	-	-	-	323
Total liabilities	<u>34,760</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>34,760</u>
<b>FUND BALANCES</b>					
Nonspendable					
Deposits	23,154	-	-	-	23,154
Restricted for:					
Debt service	-	209,632	855,917	28,562	1,094,111
Assigned					
3 months working capital	368,241	-	-	-	368,241
Unassigned	1,866,414	-	-	-	1,866,414
Total fund balances	<u>2,257,809</u>	<u>209,632</u>	<u>855,917</u>	<u>28,562</u>	<u>3,351,920</u>
Total liabilities and fund balances	<u>\$ 2,292,569</u>	<u>\$ 209,632</u>	<u>\$ 855,917</u>	<u>\$ 28,562</u>	<u>\$ 3,386,680</u>



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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
<b>REVENUES</b>					
Assessment levy: net of discounts	\$ 26,394	\$ 2,177,739	\$ 2,279,150	96%	\$ 1,139,575
Interest and miscellaneous	1,339	16,871	30,000	56%	15,000
Misc capital improvements loan	-	700,000	-	N/A	-
Total revenues	<u>27,733</u>	<u>2,894,610</u>	<u>2,309,150</u>	125%	<u>1,154,575</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	-	4,200	12,000	35%	6,000
Payroll services	53	420	600	70%	300
Payroll taxes - FICA	-	321	900	36%	450
Payroll taxes - unemployment	-	-	325	0%	163
District management	4,583	27,500	55,000	50%	27,500
Assessment roll preparation	417	2,500	5,000	50%	2,500
Bond amortization schedule fee	-	-	1,500	0%	750
Disclosure report	250	1,500	3,000	50%	1,500
Trustee	-	7,112	7,200	99%	3,600
Audit	6,400	6,400	6,400	100%	3,200
Arbitrage rebate calculation	-	-	2,500	0%	1,250
Legal - general counsel	7,592	9,665	5,000	193%	2,500
Engineering	3,260	12,640	10,000	126%	5,000
Insurance: general liability & public officials	-	34,837	35,000	100%	17,500
Insurance: worker's compensation	-	4,612	5,500	84%	2,750
Legal advertising and Sunshine Board	-	-	4,500	0%	2,250
Bank fees	-	-	1,500	0%	750
Credit card discount	14	125	200	63%	100
Dues & licenses	-	175	175	100%	88
Postage	224	1,770	2,000	89%	1,000
Office supplies	-	345	-	N/A	-
Tax collector	528	43,593	94,965	46%	47,483
Contingencies	174	674	2,000	34%	1,000
COI	-	4,000	-	N/A	-
Total administrative	<u>23,495</u>	<u>162,389</u>	<u>255,265</u>	64%	<u>127,633</u>
<b>Field operations</b>					
<b>Utilities</b>					
Communication	2,747	15,281	20,000	76%	10,000
Website	-	-	705	0%	353
ADA website compliance	-	420	210	200%	105
Streetlights	18,662	83,115	120,000	69%	60,000
Electricity	6,090	30,881	50,000	62%	25,000
Propane	-	-	400	0%	200
Water, sewer & irrigation	3,817	12,889	15,000	86%	7,500
Solid waste removal	1,335	4,006	6,200	65%	3,100
Sewer lift stations	170	1,370	2,500	55%	1,250
Total utilities	<u>32,821</u>	<u>147,962</u>	<u>215,015</u>	69%	<u>107,508</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Security operations					
Security staffing contract services	39,130	159,556	340,000	47%	170,000
Contractual virtual guard	8,011	39,470	90,000	44%	45,000
Off-duty policing	1,310	7,214	21,000	34%	10,500
Total security operations	<u>48,451</u>	<u>206,240</u>	<u>451,000</u>	46%	<u>225,500</u>
Field office administration					
Field manager	7,121	28,417	61,000	47%	30,500
Assistant field manager	-	152	15,000	1%	7,500
Office administrator	5,216	21,446	49,000	44%	24,500
Payroll taxes	1,245	6,007	13,500	44%	6,750
Seasonal decorations	-	60,000	60,000	100%	30,000
Beach club office equipment	132	1,591	4,500	35%	2,250
Beach club office supplies	-	934	4,000	23%	2,000
Beach club gym supplies	1,276	9,398	20,600	46%	10,300
Guard office equipment	111	111	1,000	11%	500
Guard office supplies	-	336	1,500	22%	750
Community events supplies	6,389	11,434	18,500	62%	9,250
Pool & beach club attendants	3,935	13,630	26,000	52%	13,000
Total field office administration	<u>25,425</u>	<u>153,456</u>	<u>274,600</u>	56%	<u>137,300</u>
Landscape maintenance					
Landscaping	29,657	266,842	407,000	66%	203,500
Mulch	-	3,150	-	N/A	-
Beach sand	-	-	3,000	0%	1,500
Annuals & seasonal plant installation	-	2,520	5,000	50%	2,500
Plant replacement	-	2,588	30,000	9%	15,000
Sod replacement	-	-	10,000	0%	5,000
Well maintenance - irrigation	-	-	3,000	0%	1,500
Irrigation - maintenance	52	2,595	7,500	35%	3,750
Tree removal	880	6,690	35,000	19%	17,500
Lake & pond maintenance	-	20,375	52,000	39%	26,000
Total landscape maintenance	<u>30,589</u>	<u>304,760</u>	<u>552,500</u>	55%	<u>276,250</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	3,175	34,103	100,000	34%	50,000
Capital reinvestment note 2022 repayment	-	-	162,975	0%	81,488
Car and cart repairs and maintenance	530	5,265	6,000	88%	3,000
Rentals and leases	1,766	8,125	20,000	41%	10,000
Cleaning	1,408	8,558	16,000	53%	8,000
Pest control	300	900	1,800	50%	900
Security gate maintenance & repair	-	10,346	5,000	207%	2,500
Security gate maintenance & repair - cachet	360	684	2,000	34%	1,000
Monuments & signs	1,077	2,048	5,000	41%	2,500
Fountains	-	584	7,000	8%	3,500
Storm water drainage	360	360	35,000	1%	17,500
Recreation equipment maintenance & repair	2,858	4,741	15,000	32%	7,500
Building equipment maintenance & repair	1,107	8,762	15,000	58%	7,500
Pressure washing	-	1,250	7,500	17%	3,750
Paver, streets and sidewalk repairs, cleaning	14,404	34,186	75,000	46%	37,500
Total facilities maintenance	<u>27,345</u>	<u>119,912</u>	<u>473,275</u>	25%	<u>236,638</u>
Facilities maintenance (pool)					
Pool maintenance	-	7,475	21,000	36%	10,500
Pool repairs	-	5,549	6,000	92%	3,000
Pool heater utilities	360	4,463	10,000	45%	5,000
Pool permit	-	-	575	0%	288
Total facilities maintenance (pool)	<u>360</u>	<u>17,487</u>	<u>37,575</u>	47%	<u>18,788</u>
Total field operations	<u>164,991</u>	<u>949,817</u>	<u>2,003,965</u>	47%	<u>1,001,983</u>
<b>Infrastructure reinvestment</b>					
Capital improvement program					
Capital outlay	-	55,000	-	N/A	-
Total infrastructure reinvestment	-	55,000	-	N/A	-
Total expenditures	<u>188,486</u>	<u>1,167,206</u>	<u>2,259,230</u>	52%	<u>1,129,615</u>
Excess/(deficiency) of revenues over/(under) expenditures	(160,753)	1,727,404	49,920 *		
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer in	-	-	27,029	0%	13,515
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>27,029</u>	0%	<u>13,515</u>
Net change in fund balances	<u>(160,753)</u>	<u>1,727,404</u>	<u>76,949</u>		
Fund balance - beginning (unaudited)	<u>2,418,562</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	1,866,414	1,866,414	78,846 ***		
Fund balance - ending	<u>\$ 2,257,809</u>	<u>\$ 2,257,809</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 MARCH 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 1,253	\$ 103,387	\$ 108,072	96%
Interest	-	5	-	N/A
Total revenues	<u>1,253</u>	<u>103,392</u>	<u>108,072</u>	96%
<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	24	2,068	4,503	46%
Total other fees & charges	<u>24</u>	<u>2,068</u>	<u>4,503</u>	46%
Total expenditures	<u>24</u>	<u>69,227</u>	<u>108,072</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	1,229	34,165	-	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	5,135	5,135	-	N/A
Total other financing sources	<u>5,135</u>	<u>5,135</u>	<u>-</u>	N/A
Net change in fund balances	6,364	39,300	-	
Fund balances - beginning	203,268	170,332	168,945	
Fund balances - ending	<u>\$ 209,632</u>	<u>\$ 209,632</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 MARCH 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 5,744	\$ 473,925	\$ 495,440	96%
Interest	4	15	-	N/A
Total revenues	<u>5,748</u>	<u>473,940</u>	<u>495,440</u>	96%
<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	115	9,479	20,643	46%
Total other fees & charges	<u>115</u>	<u>9,479</u>	<u>20,643</u>	46%
Total expenditures	<u>115</u>	<u>37,080</u>	<u>510,440</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	5,633	436,860	(15,000)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	(5,135)	(5,135)	-	N/A
Total other financing sources	<u>(5,135)</u>	<u>(5,135)</u>	<u>-</u>	N/A
Net change in fund balances	498	431,725	(15,000)	
Fund balances - beginning	855,419	424,192	402,524	
Fund balances - ending	<u>\$ 855,917</u>	<u>\$ 855,917</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 MARCH 31, 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**

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**

<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**

# **16B**

# Cory Lakes Community Development District

Facilities Manager

May 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. Working with vendors on fixing window tint. Approx. \$3500 to remove and replace.
5. Repaired icemaker in kitchen.
6. Fixed dock light.
7. Unclogged ac drain line and secondary pan.

## Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Ordered more pool chair slings.
5. Refreshed mulch in a few areas.
6. Removed broken umbrella.
7. Reset power supply.
8. Rehung divider between urinals after someone broke from wall.

## PLAYGROUND

1. Kept clean and organized. Lots of leaf litter this time of year.
2. Replaced bad platform on equipment.
3. Fixed border.

## 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
6. Removed broken weights caused by people dropping them.

### 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 96.5
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. Completed palm trimming of community and resident palms.

### 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. Solitude spraying lake twice a week, every other week to help keep algae and grass under control.

### SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed. Lots of new faces.
3. Working with Allied on learning limitations with Heliaus system in regards to parking policy program. Still trying to get all information.
4. Working with Allied management to ensure rover is following along with parking policy enforcement.
5. So far we have 42 street parking violators notified and 57 sidewalk parking violators notified. So far no issues from residents that have been warned.

### 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. (This has started already)
5. 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.
6. Working with Spectrum Enterprise to upgrade service to fiber at all locations. (Now in stage 3 of 7 stages)
7. Working with District engineer on drainage issue on Cachet Isle. Ongoing

8. 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. Received net, now getting installed.
9. Have to fix drainage issue on field made worse by cricket pitch. Will add topsoil to make drainage flow properly. Working with vendors on proposals.
10. Repaired damaged fence in Capri.
11. Added fence near hockey rink to store pickle ball nets.
12. Fixed lift station in Capri Isle.
13. Installed parking and towing notification signs around community.
14. Working with Gate Tech on fixes for Cahcet Isle gate. Had to order new control board for phone dialer. We can now have access to control system so we can update information when needed.
15. County to start work on Morris Bridge entrance turn lane week of 5/16. Still waiting on timeline and plans to get to community.

#### 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, delayed.
5. Fixed sconce light on column.
6. Installed speed bump and signs.

#### Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Rewired and rehung one sconce lights on columns.
3. Replaced bulbs in two fixtures.

#### Action Plan for June

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. Verify timeline for roofing tiles. Hopefully June...
7. Verify timeline for well replacement. (Not soon, looking at other vendors.)
8. Game plan for spring planting with LMP.
9. Work with County on Morris Bridge entrance planning.



# CORY LAKES CDD

LANDSCAPE INSPECTION

May 5, 2022

ATTENDING:

JOHN HALL – CORY LAKE

STEVE SMALL – LMP

PAUL WOODS – OLM, INC.

**SCORE: 96.5%**

**NEXT INSPECTION  
JUNE 2<sup>ND</sup>, 2022 AT 10:30 AM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

### BEACH CLUB

1. Porte-cochere: Lightly hand prune Majestic Beauty Hawthorn to create a rounded form eliminating the vase shape.
2. Remove the tallest stalks and remaining winter damage on the White Bird of Paradise allowing the plant to flush new growth.
3. Reduce the height of Majestic Beauty Hawthorn consistent with porte-cochere plantings.
4. Near the sidewalk entrance to the gymnasium: Hand prune Ligustrum to form a privet form tree.
5. **Pool seating area: Improve fertility to the Dwarf Fan palms.**
6. Pool plaza: bury exposed netafim in the Dactyl palms and maintain covered with mulch.
7. Lightly shear Dwarf Ixora removing winter damage.
8. Near the pool pump enclosure: Establish and maintain a uniform hedge height in the Awabuki Viburnum approximately at the lower horizontal rial.
9. Pool slide stairwell: Apply a granular fungicide to minimize the impacts of wet soil on the Bird of Paradise.
10. East side stairwell: Rake back the mulch running into the dome cap of the drainage. Gather and surround the inlet with rocks to prevent mulch from washing in.
11. Pool entrance: Relocate or dispose of the freeze damaged Birds of Paradise. Allow the multi-stem Hibiscus to infill the area.
12. Work Center: Remove viney growth in the screening Loropetalum hedgerow.
13. Remove concrete around the tennis courts.

14. Near the boat ramp: Maintain Viburnum in a consistent height of 8 to 10 feet.

#### COMMONS

15. Remove palm volunteers with a shovel when found.

#### MORRIS BRIDGE ROAD

16. West end of the walking trail: Prune stubs, weak attachments, and downward growth in the Oaks.
17. Complete the removal of winter damage or declining material in the center and right of way islands.
18. **Improve nutrition in the King Sago palms. Also, remove the lowest scaffold of palm fronds.**
19. Inbound visitor lane: Remove the downward growth in the Olive tree.
20. Behind the gatehouse: Remove remnant Purple Queen.
21. Exit side drive: Remove winter damage from the White Bird of Paradise.
22. Avoid over pruning palms during palm pruning operations maintaining a 9 and 3 position.
23. Remove weedy growth on the bud areas of the Canary Island and Dactyl palms.

#### BARBADOS

24. Across the street: Monitor improvement and fertility in Plumbago.
25. Hand prune Thryallis maintaining a loose mounded consistent form.

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

1. Beach Club; to the west of the flagpole: Provide a price to remove the declining Queen palm.
2. Morris Bridge Road: Provide a price to harden the end cap of the center median island. I would recommend using the same river stone as the pool area, plants area constantly damaged in this area from constant driving over by delivery vehicles.
3. Morris Bridge Road; Fiji Place fence line: Provide a price and quality to replenish the Loropetalum hedgerow.

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

NONE

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

NONE

cc: John Hall [clcddf@gmail.com](mailto:clcddf@gmail.com)  
Chuck Adams [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)  
Scott Carlson [scott.carlson@lmppro.com](mailto:scott.carlson@lmppro.com)  
Tyree Brown [tyree.brown@lmppro.com](mailto:tyree.brown@lmppro.com)  
Bob Tabone [Robert.tabone@lmppro.com](mailto:Robert.tabone@lmppro.com)  
Steve Small [Steve.Small@lmppro.com](mailto:Steve.Small@lmppro.com)  
Joe Bond [Joe.Bond@lmppro.com](mailto:Joe.Bond@lmppro.com)  
Garth Rinard [garth.rinard@lmppro.com](mailto:garth.rinard@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	-2	Palms at pool
WEED CONTROL – BED AREAS	10		
PRUNING	10		
PLANT INSECT/DISEASE CONTROL	5		
CLEANLINESS	5	-2	Windfall and Site debris
MULCHING	5	-2	Redistribute to cover bare soils
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: 5-5-22

Score: 96.5%

~~Performance Payment~~ 100%

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

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

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

*[Handwritten Signature]*

*[Handwritten Signature]*

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **16C1**



*Craig Latimer*  
**Supervisor of Elections**

Our Vision: To be the best place in America to vote

GOVERNOR'S  
STERLING  
AWARD  
RECIPIENT

April 18, 2022

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2022, listed below.

Community Development District	Number of Registered Electors
Cory Lakes	2146

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@votehillsborough.gov](mailto:ewhite@votehillsborough.gov).

Respectfully,

Enjoli White  
Candidate Services Manager



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**16 C II**

## CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

#### LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 21, 2021</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>November 18, 2021</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>December 16, 2021</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting <a href="https://us02web.zoom.us/j/84646751452">https://us02web.zoom.us/j/84646751452</a> Meeting ID: 846 4675 1452 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>
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<b>September 15, 2022</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
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