

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

June 16, 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

June 9, 2022

Board of Supervisors
Cory Lakes Community Development District

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

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on June 16, 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
7. Discussion: Holiday Lighting
8. Continued Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair (*to be provided under separate cover*)
9. Continued Discussion: FY 2023 Proposed Budget
10. Staff Report by Office Administrator: *Amanda Schewe*
11. Approval of Minutes

- A. Board of Supervisors: May 19, 2022
 - I. Summary of Motions
 - II. Regular Meeting
 - III. Action/Agenda or Completed Items
- B. Sunshine Board Online Workshop: May 20, 2022 – June 15, 2022 *(to be provided under separate cover)*
- C. Other

12. Acceptance of Unaudited Financial Statements as of April 30, 2022

13. Staff Reports

- A. District Engineer: *Johnson Engineering, Inc.*
- B. Facilities Manager: *John Hall*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: July 21, 2022 at 6:00 P.M.
 - QUORUM CHECK

Ronald Acoff	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Rene Fontcha	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Jorge Castillo	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
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

14. Other Business

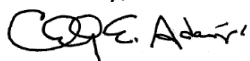
15. Public Comments *(non-agenda items)* [3 minutes per speaker]

16. Supervisors' Requests

17. 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

9

**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				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				
REVENUES								
Assessment levy: all residents	\$ 2,371,945				\$ 2,453,832	3%		
Assessment levy: Cachet	2,170				2,170	0%		
Allowable discounts (4%)	(94,965)				(98,240)	3%		
Assessment levy - net	2,279,150	\$ 2,177,739	\$ 101,411	\$ 2,279,150	2,357,762	3%	-	78,612
Interest and miscellaneous	30,000	16,871	13,129	30,000	30,000	0%	-	-
Misc capital improvement loan	-	700,000	-	700,000	-			
Total revenues	2,309,150	2,894,610	114,540	3,009,150	2,387,762	3%	700,000	78,612
EXPENDITURES								
Professional & admin								
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	98,240	3%	-	3,275
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	270,540	6%	76,487	15,275

**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				
EXPENDITURES (continued)								
Field Operations								
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	% +/-		
EXPENDITURES (continued)								
Property maintenance								
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	55,640	7%	-	3,640
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	2,497,222	20%	195,151	493,257
Total expenditures	2,259,230	1,167,206	1,367,662	2,530,868	2,767,762	18%	271,638	508,532

**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				
EXPENDITURES (continued)								
Excess/(deficiency) of revenues over/(under) expenditures	49,920	1,727,404	(1,253,122)	478,282	(380,000)		428,362	(429,920)
OTHER FINANCING SOURCES/(USES)								
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	553,552		(173,413)	(11,256)
Unassigned	78,846	1,866,414	640,321	644,321	102,164		565,475	23,318
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
Wrathell, Hunt and Associates, LLC 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	98,240
The tax collector's fee is 2% of assessments collected.	
Contingencies	2,000
Automated AP routing and miscellaneous items	
Field Operations	
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**

EXPENDITURES (continued)	
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	55,640
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>\$ 2,767,762</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	
REVENUE					
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
EXPENDITURES					
Debt service					
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
Other fees & charges					
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)	-
OTHER FINANCING SOURCES/(USES)					
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
Total	\$1,230,000.00		\$979,618.75	\$2,209,618.75

**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	
REVENUE					
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
EXPENDITURES					
Debt service					
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
Other fees & charges					
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)
OTHER FINANCING SOURCES/(USES)					
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)	\$387,524	\$855,917	\$387,491	\$ 387,491	-
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					\$ -

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
Total	\$460,000.00		\$12,533.75	\$472,533.75

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

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUE					
Interest	-	16	-	16	-
Total revenue	-	16	-	16	-
EXPENDITURES					
Debt service					
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	-
Other fees & charges					
Total expenditures	45,935	45,935	-	45,935	-
Excess/(deficiency) of revenues over/(under) expenditures	(45,935)	(45,919)	-	(45,919)	-
OTHER FINANCING SOURCES/(USES)					
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
	1,025						
			\$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	\$2,553.42	\$0.00	\$38.61
O&M 1.2 CI	1	\$0.00	\$0.00	\$0.00	\$2,553.42	\$0.00	\$46.33
O&M	51	\$0.00	\$0.00	\$0.00	\$2,553.42	\$0.00	\$0.00
1.1, 1.4 and 1.5	113	\$0.00	\$0.00	\$0.00	\$2,553.42	\$0.00	\$0.00
1.1 CI	5	\$0.00	\$0.00	\$0.00	\$2,553.42	\$0.00	\$38.61
1.11 and 1.51	2	\$0.00	\$0.00	\$0.00	\$5,106.84	\$0.00	\$0.00
1.2 CI	35	\$0.00	\$0.00	\$0.00	\$2,553.42	\$0.00	\$46.33
1.3 CI	7	\$0.00	\$0.00	\$0.00	\$2,553.42	\$0.00	\$38.61
2	121	\$0.00	\$0.00	\$0.00	\$2,553.42	\$0.00	\$0.00
2.0 96B	1	\$0.00	\$0.00	\$0.00	\$2,553.42	\$0.00	\$0.00
2.0 96AB	10	\$0.00	\$0.00	\$0.00	\$2,553.42	\$0.00	\$0.00
2.1 96B	1	\$0.00	\$0.00	\$0.00	\$5,106.84	\$0.00	\$0.00
3	91	\$0.00	\$212.98	\$0.00	\$2,553.42	\$0.00	\$0.00
4	74	\$0.00	\$89.11	\$0.00	\$2,553.42	\$0.00	\$0.00
5	238	\$0.00	\$302.09	\$0.00	\$2,553.42	\$0.00	\$0.00
6	92	\$0.00	\$0.00	\$0.00	\$2,553.42	\$0.00	\$0.00
7	115	\$0.00	\$0.00	\$962.09	\$2,553.42	\$0.00	\$0.00
	1,025						

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

10

Office Administrator & Events Monthly Report

Meeting date: June 16, 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.
- There was a total of 8 Beach Club rentals in May and a projected 8 Beach Club rentals in June.

ACTION ITEMS:

- Completed the Cachet Isle gate programming and the system is up and running.
- Held a second CPR class with 17 residents who got certified.
- Working with volunteer residents to get the Welcome Wagon up and running again. So far one resident has received a small gift with a card explaining each entity (CDD, POA, Neighborhood Watch, etc.)
- Worked with the county to get construction notices and road closure notices out to the community dealing with the turn lane being added to Morris Bridge entrance. I did contact the county after the crash. They did a safety investigation of the construction area. We got an email confirming that they noticed their construction crew to keep unused equipment as close to the tree line as possible, no extra cones/barriers on the road and a sign placed on the exit road from our Morris Bridge gate warning drivers of the construction.
- Continued to remind residents via email, flyers around the Beach Club, Facebook and LED signs to be extra careful during this construction time.
- Sent in a request to the county for mosquito spraying in our area. (request still pending)
- Created a template for office staff to use for towing notices.

CDD Events

ACTION ITEMS:

- 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"
- Confirm dates with vendors for Fall Festival and International Food & Arts Festival
- Fine tuning the website where vendors will register for the International Food & Arts Festival

UPCOMING:

- *Snow Cone Saturday* / 6/18 1:00pm at the community pool. After using the snow cone machine at the End of School Bash, we realized that there is no need to purchase Ice as we have an ice machine just for events. Therefore, the only supplies needed will be flavoring (this is bought in bulk and stored) and paper cones (\$12 for 200 cones). Great purchase so far!!!
- *Back to School Bash* / 8/6 1pm-3pm – celebrating the end of summer and start of the new school year. Much like the End of School Bash, there will be music, prizes, a food tuck, and lots of fun!

COMPLETED:

- End of School Bash | 5/27 1:30-3:30pm – this event was a HUGE hit. Report attached.
- Created a more accurate vendor map for the International Food & Arts Festival
- Confirmed a Taco Food Truck for the Back to School Bash

Office Administrator & Events Monthly Report

Meeting date: June 16, 2022

EVENT RECAP

End Of School Bash (Pool Party)

Event Summary

Date: Friday | May 27, 2022 **Time:** 1:30-3:30PM **Location:** Community Pool

Gross Cost: \$757.00 Revenue: \$75 Net Cost: \$682.00 Projected Budget: \$600 Difference: (-)\$82

Event Costs & Revenue:		
Vendor Name	Description	Cost
A Party 2 Remember	Event Entertainment	\$450.00
Amazon	Décor & prizes	\$291.00
Winn Dixie	Water	\$16.00
	TOTAL:	\$757.00
Regions National Bank	Sponsorship	\$75.00
	TOTAL:	\$682

Event Supplies		
Amazon	Snow Cone Flavoring	\$69.00
Vevor	Snow Cone Machine	\$189.00
Amazon	Paper cones (400)	\$35
	TOTAL:	\$293.00

*****\$293 was used to purchase a Snow Cone Machine & supplies that will be used at several events per year. The supplies it takes to run the machine is around \$40-\$50 per event depending on the turnout. (flavoring & paper cones)**

Sponsors: Regions National Bank

Event Description: Celebrating the start of summer with friends and families

Successes: This event was a HUGE success. Around 200 residents came out to enjoy the End of School bash. Our DJ was very high energy and interacted with our crowd fantastically. We had gift cards, bubble guns, corn hole sets and a gift basket from Regions as raffled prizes. We offered free water and snow cones. I scheduled all pool attendants to be on site to ensure a safe event. We positioned ourselves at different 'stations' around the pool area. (one at the top of the slide, one doing trash, one making sure no food/drinks were in the water, and one to keep eyes on all kids in the pool area)

Setbacks: none!

Recommendations: I would recommend scheduling a food truck or two to come out to sell food during the event. Also, hold this event on a Saturday so all residents have a chance to come out.

Action Items: Contact food trucks to see if they are interested in coming out. Change the projected date for the Back to School bash to a Saturday.

Event Proposal for FY 2022-2023

October

Rummage Sale	10/8/2022	8am-12pm	\$	-
Fall Festival	10/22/2022	11am-1pm	\$	4,500.00

November

Veteran's Day Flag Raising

Bruch	11/11/2022	10am-12pm	\$	650.00
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December

Holiday Boat Parade	12/10/2022	6:30-8:30pm	\$	2,300.00
Cookie Decorating	12/17/2022	11am-1pm	\$	600.00

March

Rummage Sale	TBA	8am-12pm	\$	-
International Food & Arts Festival	3/11/2023	11am-2pm	\$	4,000.00

April

Spring Festival	4/1/2023	11am-1pm	\$	4,500.00
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May

End of School Bash	5/27/2023	1-3pm	\$	600.00
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August

Back to School Bash	TBA	1-3pm	\$	600.00
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Two Car Club Shows per year. Dates are still being chosen.			\$	300.00
			\$	300.00

Total with all events:			\$	18,350.00
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CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

11AI

**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 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 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
Paul Chang (via Zoom)	District Engineer
Amanda Schewe	Office Administrator
John Hall	Facilities Manager
Kemuel Henderson	Allied Universal
A.J. Forbes	Resident/Security Committee Member
Rich Carpenter	Resident/LAF Committee Member

Other Residents present, were:

Pushpinder Puri	Parag Shah	Stephen Hancz	Kara Greco
Chandra Sathi	Ben Shah	Tyra Agnew	Dan Wolnik
Harry Ramphal	Dharmesh Shingala		

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, Resolution 2022-08, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 18, 2022 at 6:00 p.m. at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

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

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the SOLitude Lake Management Addendum to Current Contract, in a not-to-exceed amount of 3.5%, was approved.

On MOTION by Mr. Acoff and seconded by Mr. Fontcha with all in favor, the April 21, 2022 Motions Summary, Regular Meeting Minutes and Action Items, as amended, the May 2, 2022 LAF Committee Minutes, May 2, 2022 Security Committee Minutes and April 22, 2022 to May 18, 2022 Sunshine Board Online Workshop Minutes, as presented, were approved.

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

The Board of Supervisors of the Cory Lakes Community Development District held 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 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
Paul Chang (via Zoom)	District Engineer
Amanda Schewe	Office Administrator
John Hall	Facilities Manager
Kemuel Henderson	Allied Universal
A.J. Forbes	Resident/Security Committee Member
Rich Carpenter	Resident/LAF Committee Member

Other residents present, were:

Pushpinder Puri	Parag Shah	Stephen Hancz	Kara Greco
Chandra Sathi	Ben Shah	Tyra Agnew	Dan Wolnik
Harry Ramphal	Dharmesh Shingala		

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. One seat was vacant.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

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

41 There were no opening comments by the Board Chair.

42

43 **THIRD ORDER OF BUSINESS** **Other Supervisors’ Opening Comments**

44

45 There were no opening comments by the other Supervisors.

46

47 **FOURTH ORDER OF BUSINESS** **Public Comments (*agenda items*) [3**
48 **minutes per speaker]**

49

50 Resident Pushpinder Puri recited a list of items that he feels the community needs
51 including a new audio/video system to better hear meeting discussions, additional benches
52 along the lake, picnic tables, gazebos and a hot tub in the pool area.

53 Resident Harry Ramphal voiced his appreciation to Mr. Shah and other Board Members
54 for their hard work on behalf of the community. He commented on the noticeable change in
55 vehicles no longer blocking the sidewalks. He mentioned the proposed budget and operation
56 and maintenance (O&M) fee increases and stated that the POA Board changed over and Ms.
57 Sheryl Springer is the POA President; he felt that she will do a great job.

58 Resident Rich Carpenter thanked the Board for taking a stand by implementing the
59 parking policy and opening up the sidewalks. He shared that a neighbor who uses a walker is
60 benefitting from the policy, as he no longer has to maneuver around illegally parked vehicles.

61 Resident Stephan Hancz stated the soccer field has grown in popularity since the
62 pandemic and brought the community together. He asked if there are sufficient budget funds
63 to perhaps level it out to prevent player injuries and to install a sprinkler system.

64 Another resident echoed Mr. Hancz’s sentiments and stated he has used the soccer field
65 for the past four or five years and witnessed at least 10 injuries on the soccer field due to its
66 bumpiness. He thinks people are beginning to shy away from the field and the Board should
67 make leveling the soccer field a priority.

68 Resident Dharmesh Shingala asked if the Tenth Order of Business could be moved up, as
69 it involves his and his neighbor’s properties and he must leave the meeting early.

70 Ms. Tyra Agnew stated she is a former competitive swimmer, owns and operates Tampa
71 Elite Mobile Swim Lessons and recently took her very successful business full time. She has no

72 other employees. She provides private one-on-one lessons and group lessons and would like to
73 offer lessons at Cory Lake Isles (CLI) for \$35 for a 30-minute lesson.

74 Mr. Castillo asked if Ms. Schewe was provided with her contact information. Ms. Schewe
75 stated Ms. Agnew previously contacted Administration but, since it was too late to include her
76 on this agenda, Mr. Adams had suggested that Ms. Agnew make a brief presentation during
77 public comments. Ms. Schewe stated the Board would consider the proposal and she would
78 personally contact Ms. Agnew tomorrow regarding the decision.

79 Resident Dan Wolnik echoed Mr. Puri's request for a better audio/video system and
80 voiced his hope that the Board will approve the swimming instructor, as he is interested in
81 purchasing lessons for his five-year-old.

82 Resident Kara Greco thanked the Board for enforcing the parking policy, having stickers
83 placed on illegally parked vehicles and preventing them from blocking the sidewalks, which
84 makes it safer for everyone. She asked about upcoming projects. Mr. Castillo stated every
85 budget season needs versus wants are discussed, which will likely occur at the next meeting.

86 A resident thanked the Board for their hard work and helping make the community
87 safer. He noted the bumpiness of the soccer field and stated that players have to play with care
88 to avoid getting injured on the uneven field and urged the Board to consider a solution.

89 ▪ **Discussion: Johnson Engineering, Inc., Memo Regarding Dispersion Pond at Rear of**
90 **17923 and 17927 Cachet Isle Drive**

91 **This item, previously the Tenth Order of Business, was presented out of order.**

92 Referencing a Johnson Engineering Memorandum, Mr. Chang reported the following:

- 93 ➤ After a rainfall event in January, there was some ponding on Cachet Isle Drive.
94 ➤ It was determined that there was a dispersion pond behind 17923 Cachet Isle Drive.
95 ➤ An inlet and a pipe go behind the house and the pipe discharges into the dispersion
96 pond and the water stages up, overflows and flows towards the lake or the wetland.
97 ➤ This area was filled in such a way that the water no longer flowed.
98 ➤ Staff inspected the area on April 29th and discovered that the homeowner installed
99 additional piping that directs the water towards the wetland.
100 ➤ The homeowner's modifications now result in the CDD being out of compliance with the
101 permit that was previously approved.

102 ➤ The homeowner indicated that they were unsuccessful in engaging a professional to
103 resolve the issue.

104 ➤ Staff provided this Memo so the Board understands what is happening and can provide
105 direction on how to proceed in this matter.

106 ➤ If the Southwest Florida Water Management District (SWFWMD) were to perform a
107 random inspection, the CDD would receive a violation notice.

108 Mr. Acoff stated he was very concerned for the homeowner and nearby residents being
109 impacted by the dispersion pond and possible flooding during the upcoming rainy season. Mr.
110 Castillo asked to hear from the homeowner.

111 Mr. Shingala stated he recently moved to CLI and, after purchasing the home, he
112 noticed that his yard is 1 ½' lower than his neighbor's yard. When it rained, all the water was
113 coming into his yard, which is why he felt it necessary to have a pipe installed to direct it to the
114 lake; he then installed sod to level the area. He stated it was an accidental occurrence,
115 acknowledged that he caused the flooding issues in the neighborhood and voiced his
116 willingness to make the repairs. He stated he is trying to engage a civil engineer but with very
117 little success. He asked the Board for patience and assistance in rectifying the matter.

118 It was noted that the issues at hand are the flooding at both properties and how to
119 remedy the situation so that everything fits under the requirements of the stormwater permit.

120 Discussion ensued regarding Mr. Shingala's predicament, whether the pond has been
121 maintained, whether there is an easement, a SWFWMD inspection, a similar situation in Capri,
122 the dispersion pond, the preserves and how to bring the area back into compliance.

123 Mr. Chang stated the dispersion pond acts like a pretreatment pond before water is
124 discharged and, by having this PVC pipe, the homeowner has essentially eliminated the
125 dispersion pond, which eliminates the pretreatment method and contaminants from the road
126 can enter the wetlands. Mr. Shah stated Mr. Shingala is a good neighbor in that he has
127 admitted his mistake and is willing to expend funds to rectify the matter. He felt that a site
128 Engineer would be more helpful than a Civil Engineer and asked Mr. Hall and Mr. Chang to
129 assist in locating a professional engineer for Mr. Shingala. The consensus was to allow Mr.
130 Shingala six months to remedy the issue and to keep the Board updated through Mr. Hall.

131 ▪ **Discussion/Consideration: Johnson Engineering, Inc., Stormwater Management Needs**
132 **Analysis Report**

133 **This item, previously the Eleventh Order of Business, was presented out of order.**

134 Mr. Chang presented the Stormwater Management Needs Analysis Report and
135 responded to questions about the Report.

136 Mr. Chang and Mr. Adams responded to questions regarding the GIS system, size of the
137 lake, future water control plans and the stormwater management program.

138 Mr. Adams stated the Report will be submitted to Hillsborough County by June 30, 2022
139 and the County will submit it to the State by July 30, 2022.

140 Regarding the redesign of the weirs, Mr. Chang stated the draft designs are completed,
141 a pre-application meeting is set for June 1st and the designs would be submitted by the end of
142 June. In response to Mr. Castillo's request for design copies, Mr. Adams stated Staff would
143 distribute copies to the Board once Mr. Chang attends the pre-application meeting and the
144 designs are approved to be finalized.

145 **Mr. Chang left the call.**

146

147 **FIFTH ORDER OF BUSINESS**

Committee Reports

148

149 **A. Security**

150 Mr. Forbes reported the following:

151 ➤ The Security Committee recently met for the first time in two years. It was very
152 constructive and Mr. Shah, Mr. Hall and Ms. Schewe were in attendance.

153 ➤ The Committee welcomes fresh ideas from new residents to help move the community
154 forward as far as safety and security of all residents.

155 ➤ Mr. Forbes clarified his recommendation for improved communication and stated,
156 although his communication with CDD Staff is excellent, there should be better communication
157 to residents who do not read reports or attend meetings and who are oblivious of what is going
158 on.

159 ➤ A new Neighborhood Watch chat group was launched on Nextdoor to educate
160 residents.

161 Mr. Castillo asked about neighborhood cleanups. Ms. Springer stated cleanups are not
162 typically scheduled in the summer months.

163 Mr. Shah thanked Mr. Forbes and Ms. Springer for keeping the community safe and
164 suggested scheduling a joint meeting between the CDD and the POA.

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

166 Mr. Carpenter presented the May 2, 2022 LAF Committee minutes and highlighted the
167 following recommendations from the LAF Committee:

- 168 ➤ Add an additional \$75,000 to the plant replacement budget line item.
- 169 ➤ Add an additional \$20,000 for stormwater drainage.
- 170 ➤ Replace the boards in the hockey rink, at an estimated cost of \$65,000.
- 171 ➤ Remodel the Beach Club kitchen area, at an estimated cost of \$120,000.
- 172 ➤ Refurbish the tables in the pool area.

173 Discussion ensued regarding the budget, amenities, gym expansion, gym use, Heritage
174 Isles comparisons and increasing CDD fees.

175 **C. Spirit**

176 There was no report.

177

178 **SIXTH ORDER OF BUSINESS**

Update: Allied Universal

179

180 • **Discussion: New Uniform Options**

181 Mr. Henderson gave the following update:

- 182 ➤ He has been making regular on-site visits since he was assigned to the CDD.
- 183 ➤ Uniform samples were sent to the CDD a few months ago; the CDD has yet to select
184 which color polo shirts it wants.

185 Ms. Schewe stated she never received a box. She thought the package might be in a
186 cabinet at Morris Bridge. Mr. Castillo stated he would prefer military style uniforms instead of
187 polo shirts. Mr. Acoff concurred but felt that the rover should wear a polo-type shirt, due to the
188 heat. Asked how the dress code will be monitored and maintained, Mr. Henderson stated the
189 on-site supervisor would be tasked with inspecting uniforms and, at no time, should officers
190 arrive on site in dirty, wrinkled uniforms.

191 Discussion ensued regarding the preferred uniform style and color combinations. Ms.
192 Schewe would email the Board's uniform choices to Mr. Henderson tomorrow morning.

193

194 SEVENTH ORDER OF BUSINESS Continued Discussion/Review: Recommended
 195 Post Order Revisions from Security Committee
 196 Co-Chair *(to be provided under separate cover)*
 197

198 This item was deferred to the June meeting.
 199

200 EIGHTH ORDER OF BUSINESS Consideration of Resolution 2022-08,
 201 Approving a Proposed Budget for Fiscal Year
 202 2022/2023 and Setting a Public Hearing
 203 Thereon Pursuant to Florida Law; Addressing
 204 Transmittal, Posting and Publication
 205 Requirements; Addressing Severability; and
 206 Providing an Effective Date
 207

208 Mr. Adams presented Resolution 2022-08. He reviewed the proposed Fiscal Year 2023
 209 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
 210 Year 2022 budget, and explained the reasons for any changes. He clarified that, regardless of
 211 what the Table states, the budget is not proposing a \$500 increase. It was a programming error
 212 that has since been corrected. Mr. Adams would email an updated list of changes to the Board
 213 under separate cover. Ms. Schewe would send a reminder, via Facebook, that it is budget
 214 season and the proposed Fiscal Year 2023 budget will not be finalized until the July meeting.
 215

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, Resolution 2022-08, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 18, 2022 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

224 NINTH ORDER OF BUSINESS Consideration of Resolution 2022-09,
 225 Designating Dates, Times and Locations for
 226 Regular Meetings of the Board of Supervisors
 227 of the District for Fiscal Year 2022/2023 and
 228 Providing for an Effective Date
 229

230 Mr. Adams presented Resolution 2022-09.
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On MOTION by Mr. Acoff and seconded by Mr. Castillo, with all in favor, 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, was adopted.

TENTH ORDER OF BUSINESS

Discussion: Johnson Engineering, Inc., Memo Regarding Dispersion Pond at Rear of 17923 and 17927 Cachet Isle Drive

This item was addressed following the Fourth Order of Business.

ELEVENTH ORDER OF BUSINESS

Discussion/Consideration: Johnson Engineering, Inc., Stormwater Management Needs Analysis Report

This item was addressed following the Fourth Order of Business.

TWELFTH ORDER OF BUSINESS

Consideration of SOLitude Lake Management Addendum to Current Contract

Mr. Adams presented the SOLitude Lake Management Addendum and stated that the primary reason for the increase is rising chemical costs.

In response to Mr. Acoff’s question, Mr. Adams stated the scope of services is unchanged; this is strictly a financial addendum. Staff will email the SOLitude contract to Mr. Acoff.

Discussion ensued regarding the increase amount and algae blooms.

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the SOLitude Lake Management Addendum to Current Contract, in a not-to-exceed amount of 3.5%, was approved.

THIRTEENTH ORDER OF BUSINESS

Staff Report by Office Administrator: Amanda Schewe

269 Ms. Schewe presented the May Office Administrator & Events Report. The Board and
270 Staff discussed access denial at the Cachet Gate, temporary visitor's passes, golf carts, parking
271 violation notices and Ms. Agnew's swimming lessons proposal.

272

273 **FOURTEENTH ORDER OF BUSINESS**

Approval of Minutes

274

275 **A. Board of Supervisors: April 21, 2022**

276 Mr. Adams stated that a few corrections were provided by Mr. Carpenter.

277 **I. Summary of Motions**

278 Change "Hagen" to "Hagan"

279 Change "Richard Right" to "Richard Reidy"

280 **II. Regular Meeting**

281 The following changes were made:

282 Line 22 and throughout: Delete "POA President" before and after "Harry Ramphal"

283 Line 25 and throughout: Change "Hagen" to "Hagan"

284 Lines 74 and 75: Change "Mr. Shah welcomed Commissioner Hagen and gave an
285 overview of the issues he was involved in addressing for the CDD" to the following:

286 "Mr. Shah thanked Commissioner Hagan for attending tonight's meeting and listed
287 several projects that his office has facilitated that greatly benefit the community, including
288 extending a left turn lane into CLI from Morris Bridge Road which eliminates stacking, installing
289 signage on Morris Bridge alerting motorists that they are approaching Cory Lake Boulevard,
290 funding a \$5.2 million Ronson Park Enhancement Project at Cross Creek and Morris Bridge and
291 the construction the New Tampa Performing Arts Center to be completed this fall. Mr. Shah
292 also noted his and Mr. Hall's contributions to the installation of the turn lane on Morris Bridge
293 Road and his and Ms. Springer's efforts in the establishment of the Sheriff Substation to crack
294 down on area speeders."

295 Line 86: Change "dock" to "Morris Bridge Entrance"

296 Line 124: Change "Sharon" to "Sheryl" and "Dr. Ready" to "Dr. Reddy"

297 Line 263: Change "review" to "receive"

298 Line 264: Change "review several iterations" to "implement several revisions"

299 Line 387: Change "Mr. Ramphal" to "Mr. Carpenter"

335 I. **2,146 Registered Voters in District as of April 15, 2022**

336 There were 2,146 registered voters residing in the CDD as of April 15, 2022.

337 II. **NEXT MEETING DATE: June 16, 2022 at 6:00 P.M.**

338 o **QUORUM CHECK**

339 The next meeting would be held on June 16, 2022.

340

341 **SEVENTEENTH ORDER OF BUSINESS**

Other Business

342

343 The Board’s consensus was to engage Ms. Agnew to provide swimming lessons in CLI.
344 Requesting a proposal packet with a fee schedule, insurance information and conducting a
345 background check was discussed.

346 Resident complaints regarding parking stickers for blocking sidewalks and addressing
347 parking exceptions were also discussed.

348

349 **EIGHTEENTH ORDER OF BUSINESS**

Public Comments (non-agenda items)

350

351 Mr. Forbes felt that it is extremely difficult for motorists to make a left turn into the
352 community from Morris Bridge because of ongoing construction.

353 Mr. Hall would contact the Construction Engineer.

354 Mr. Carpenter asked how the Cachet Isle resident was able to make such extensive
355 drainage changes to his property without approval from the Design Review Committee (DRC).
356 Mr. Hall stated the pipe was exposed, there was a depression where the dispersion pond was
357 and it was functional. The complaint was that alligators come there because of ponds. Mr.
358 Fontcha stated it was due to poor judgment and a lack of knowledge of the permitting process.

359

360 **NINETEENTH ORDER OF BUSINESS**

Supervisors’ Requests

361

362 There were no Supervisors’ requests.

363

364 **TWENTIETH ORDER OF BUSINESS**

Adjournment

365

366 There being no further business to discuss, the meeting adjourned at 9:16 p.m.

367
368
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371
372

Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

11AIII

CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	10.21.21	ACTION	Mr. Chang to adjust Work Authorization proposal costs and email a revised cost opinion and sample exhibits of similar repairs to the Board prior to the November meeting.			X	11.18.21
2	10.21.21	ACTION	Per Mr. Castillo, by the next meeting Mr. Steve Small to compile a list of the areas where light posts in the community need to be raised.			X	04.21.22
3	10.21.21	ACTION	Mr. Hall to obtain security proposals & present at the next meeting.			X	11.18.21
4	10.21.21	ACTION	Per Mr. Castillo, Staff to contact Envera and have them include an addendum to the contract regarding a report submittal timeframe. PER 01.20.22 MEETING – NO LONGER NECESSARY				01.20.22
5	10.21.21	ACTION/AGENDA	Mr. Hall to have City of Tampa manhole repairs update on future agendas.			X	3.17.22
6	10.21.21	ACTION	Per Mr. Castillo, Staff to negotiate the two-ply underlayment option with the Roof X contractor for a not to exceed amount of \$220,000; otherwise, secure the single ply option at a cost of \$195,000.			X	11.18.21
7	10.21.21	ACTION	Mr. Hall to send a follow-up email to Mr. Eric Wiess and Mr. Brad Baird of the COT regarding the recent meeting and copy Mr. Adams.			X	11.18.21
8	10.21.21	ACTION	Mr. Hall to change the fountain hours of operation from 7:15 a.m. to 10:00 p.m. to 8:00 a.m. to 8:00 p.m.			X	11.18.21
9	10.21.21	ACTION	Mr. Adams to confirm with District Counsel whether stickers can be affixed on the windows of vehicles that are parked on the streets and apprise the Board of his findings prior to the next meeting.			X	11.18.21
10	10.21.21	ACTION	Mr. Hall to obtain quotes and requirements for community dumpster at the storage area for large bulk trash items such as mattresses			X	12.16.21
11	10.21.21	AGENDA	Mr. Adams to include the CDD's Facility Rental Policy and rates as a discussion item on the next agenda.			X	11.18.21
12	10.21.21	AGENDA	Mr. Adams to include the Engineer's Weir Cost Opinion on the next agenda.			X	11.18.21
13	10.21.21	AGENDA	Mr. Adams to include the FineMark Bank Term Sheet as a discussion item on the next agenda.			X	11.18.21
14	11.18.21	ACTION	Mr. Chang would obtain a quote from a Geotechnical Engineer and update the work authorization for presentation at the next meeting.			X	12.16.21

CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
15	11.18.21	ACTION/AGENDA	Mr. Adams to draft a letter to homeowners, listing all of the positive things that the Board has done, is currently considering, including challenges, forward it to Board Members for feedback and include it on the next agenda.			X	01.20.22
16	11.18.21	ACTION/AGENDA	Ms. Schewe to revise the Clubhouse Rental Policy and present it at the next meeting.			X	01.20.22
17	11.18.21	ACTION	Mr. Hall to invite representatives from GuardOne, Securitas and Trident Protective Services to the January meeting.			X	01.20.22
18	11.18.21	ACTION/AGENDA	Mr. Shah to forward a letter regarding road privatization to Mr. Adams to disseminate to the other Supervisors and include on the next agenda.			X	12.16.21
19	11.18.21	ACTION	Mr. Shah would contact a pharmacist and ask him to coordinate with Ms. Schewe to set up the vaccine event for children aged 5 to 11.			X	12.16.21
20	11.18.21	ACTION	Mr. Hall to issue modified post orders to security to place stickers on vehicles blocking the sidewalks and parked on the street, photograph and notate it.			X	12.16.21
21	11.18.21	ACTION	Ms. Schewe to forward all newsletters to the Administrative Staff to be posted on the CDD website.	X			
22	12.16.21	ACTION	Ms. Schewe to contact neighboring CDDs regarding reservation blackout dates and report her findings at the next meeting.			X	01.20.22
23	12.16.21	AGENDA	Mr. Adams to include "Facility Rental Policy/Rates" on the next agenda.			X	01.20.22
24	12.16.21	AGENDA	Staff to include discussion item on next agenda about allowing future POA updates on CDD agendas.			X	01.20.22
25	12.16.21	ACTION	Mr. Hall to invite 3 security firms under consideration to the next meeting.			X	01.20.22
26	12.16.21	ACTION	Mr. Hall to invite Mr. Tim Gay to the next meeting.	X			
27	12.16.21	ACTION	Staff to invite an OLM representative to the February meeting.	X			
28	01.20.22	ACTION	Mr. Hall to continue researching references of security contractors and forward his findings to the Board.			X	03.17.22
29	01.20.22	ACTION	Ms. Schewe to modify the Social Media policy and email it to the Board.			X	02.17.22
30	01.20.22	ACTION	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	ACTION	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	ACTION	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	AGENDA	Mr. Adams to include a joint POA/CDD meeting for the first hour of the February meeting & add "Resolving Street Parking" as a discussion item.			X	02.17.22
34	01.20.22	AGENDA	Mr. Adams to put "Security Proposal Consideration" & "Holiday Lighting Presentation – Tim Gay" as discussion items on the February agenda.	X			
35	02.17.22	ACTION	Mr. Hall to secure and present updated final proposals from SI and Allied.			X	03.17.22
36	02.17.22	AGENDA	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	ACTION	Ms. Schewe to send an eblast every 10 days, urging residents to joint the CDD Facebook page.	X			
38	02.17.22	ACTION	Mr. Hall to order "no music" signage for the basketball courts and "no hard balls allowed" for the cricket field.	X			
39	02.17.22	ACTION	Mr. Hall to confer with the rover about comments made by Mr. Sanyam Shah.			X	3.17.22
40	02.17.22	AGENDA	Mr. Adams to include "TPD Presence & Traffic Enforcement" on the March agenda			X	3.17.22
41	02.17.22	AGENDA	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	AGENDA	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	ACTION	Ms. Schewe to send an additional e-blast and post a link stressing pool safety.	X			
44	03.17.22	ACTION	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	ACTION/AGENDA	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	ACTION	Staff to invite Allied representatives to every meeting for the next six months.	X			
47	03.17.22	ACTION	Mr. Adams to email policy specific to sidewalks and roads to the Board.	X			
48	03.17.22	AGENDA	Mr. Adams to include County Commissioner Ken Hagen's presentation on the next agenda	X			
49	04.21.22	ACTION	County Commissioner Ken Hagen will provide an update on what the long-range plans were for the Chapel area in the next couple of months.	X			
50	04.21.22	ACTION	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	ACTION	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	ACTION	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	ACTION	Mr. Forbes to email a sample Security Incident Report to the Board.	X			
54	04.21.22	ACTION/AGENDA	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	ACTION/AGENDA	Mr. Adams to make "Security-Update: Allied Universal" a stand-alone agenda item on agendas for the foreseeable future.	X			
56	04.21.22	ACTION	Mr. Hall to review what charges caused the "Security-gate maintenance & Repair line-item budget to exceed budget.	X			
57	04.21.22	ACTION	Ms. Schewe to eblast new office hours to be effective on May 1, 2022.	X			
58	04.21.22	ACTION/AGENDA	WHA Staff to move up "Staff Reports-Office Administrator: Amanda Schewe" to after public comments.	X			
59	04.21.22	ACTION	Mr. Hall to email Mr. Holmes requesting outcome of the meeting on addressing freon issue.	X			
60	04.21.22	ACTION	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. Carpenter 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			
62	05.19.22	ACTION	Mr. Hall to assist Mr. Shingala in finding a Site Engineer to repair the dispersion pond issue at the rear of 17923 and 17927 Cachet Isle Drive.	X			
63	05.19.22	ACTION	Ms. Schewe to email the Board's uniform choices to Mr. Henderson.	X			
64	05.19.22	ACTION	Per Mr. Acoff's request, Mr. Adams to email updated list of budget changes to Board under separate cover. Ms. Schewe to send reminder, via Facebook, that this is budget season and the proposed FY 2023 budget would not be finalized until the July meeting.	X			
65	05.19.22	ACTION	Mr. Adams would email a copy of the SOLitude contract to Mr. Acoff.	X			
66	05.19.22	ACTION	Per Mr. Acoff, Mr. Adams would prepare a reconciliation sheet of sources and uses of the \$700,000 loan for tracking purposes.	X			
67	05.19.22	ACTION	Mr. Hall to contact the Construction Engineer regarding safety concerns for motorists turning left onto CLI from Morris Bridge.	X			
68	05.19.22	ACTION	Mr. Hall to invite Tim from Holiday Illuminations to the June meeting.	X			
69	05.19.22	AGENDA	Mr. Adams to include holiday lighting discussion item on next agenda.	X			
70	05.19.22	AGENDA	Mr. Adams to include Fiscal Year 2023 Budget Review as a discussion item on the next agenda.	X			

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

12

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2022**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2022**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	
ASSETS					
Operating account					
Iberia - operating acct	\$ 9,631	\$ -	\$ -	\$ -	\$ 9,631
Iberia - debit card	2,856	-	-	-	2,856
SunTrust - operating acct	1,150,245	-	-	-	1,150,245
SunTrust - debit card	2,826	-	-	-	2,826
MMK account	820,396	-	-	-	820,396
Investments					
Revenue	-	154,607	170,710	18,562	343,879
Reserve	-	52,409	234,349	10,000	296,758
Interest	-	-	12,398	-	12,398
Prepayment	-	-	5,143	-	5,143
Sinking	-	-	450,000	-	450,000
Due from other	1,806	-	-	-	1,806
Due from Truist	9,850	-	-	-	9,850
Deposits	23,154	-	-	-	23,154
Retainer	5,000	-	-	-	5,000
Total assets	<u>\$ 2,025,764</u>	<u>\$ 207,016</u>	<u>\$ 872,600</u>	<u>\$ 28,562</u>	<u>\$ 3,133,942</u>
LIABILITIES					
Liabilities:					
Accounts payable	\$ 30,021	\$ -	\$ -	\$ -	\$ 30,021
Credit card	647	-	-	-	647
JSAPP deposit	4,214	-	-	-	4,214
Accrued payroll taxes	323	-	-	-	323
Total liabilities	<u>35,205</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>35,205</u>
FUND BALANCES					
Nonspendable					
Deposits	23,154	-	-	-	23,154
Restricted for:					
Debt service	-	207,016	872,600	28,562	1,108,178
Assigned					
3 months working capital	368,241	-	-	-	368,241
Unassigned	1,599,164	-	-	-	1,599,164
Total fund balances	<u>1,990,559</u>	<u>207,016</u>	<u>872,600</u>	<u>28,562</u>	<u>3,098,737</u>
Total liabilities and fund balances	<u>\$ 2,025,764</u>	<u>\$ 207,016</u>	<u>\$ 872,600</u>	<u>\$ 28,562</u>	<u>\$ 3,133,942</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
REVENUES					
Assessment levy: net of discounts	\$ 54,131	\$ 2,231,870	\$ 2,279,150	98%	\$ 1,329,504
Interest and miscellaneous	793	17,664	30,000	59%	17,500
Misc capital improvements loan	-	700,000	-	N/A	-
Total revenues	<u>54,924</u>	<u>2,949,534</u>	<u>2,309,150</u>	128%	<u>1,347,004</u>
EXPENDITURES					
Administrative					
Supervisors	-	4,200	12,000	35%	7,000
Payroll services	52	471	600	79%	350
Payroll taxes - FICA	-	321	900	36%	525
Payroll taxes - unemployment	-	-	325	0%	190
District management	4,583	32,083	55,000	58%	32,083
Assessment roll preparation	417	2,917	5,000	58%	2,917
Bond amortization schedule fee	-	-	1,500	0%	875
Disclosure report	250	1,750	3,000	58%	1,750
Trustee	-	7,112	7,200	99%	4,200
Audit	-	6,400	6,400	100%	3,733
Arbitrage rebate calculation	-	-	2,500	0%	1,458
Legal - general counsel	-	9,665	5,000	193%	2,917
Engineering	13,903	26,543	10,000	265%	5,833
Insurance: general liability & public officials	-	34,837	35,000	100%	20,417
Insurance: worker's compensation	-	4,612	5,500	84%	3,208
Legal advertising and Sunshine Board	-	-	4,500	0%	2,625
Bank fees	-	-	1,500	0%	875
Credit card discount	22	147	200	74%	117
Dues & licenses	-	175	175	100%	102
Postage	84	1,854	2,000	93%	1,167
Office supplies	-	345	-	N/A	-
Tax collector	1,082	44,681	94,965	47%	55,396
Contingencies	167	838	2,000	42%	1,167
COI	-	4,000	-	N/A	-
Total administrative	<u>20,560</u>	<u>182,951</u>	<u>255,265</u>	72%	<u>148,905</u>
Field operations					
Utilities					
Communication	1,923	17,248	20,000	86%	11,667
Website	-	-	705	0%	411
ADA website compliance	-	420	210	200%	123
Streetlights	18,662	101,777	120,000	85%	70,000
Electricity	5,824	36,705	50,000	73%	29,167
Propane	-	-	400	0%	233
Water, sewer & irrigation	2,391	15,280	15,000	102%	8,750
Solid waste removal	668	4,674	6,200	75%	3,617
Sewer lift stations	170	1,540	2,500	62%	1,458
Total utilities	<u>29,638</u>	<u>177,644</u>	<u>215,015</u>	83%	<u>125,425</u>
Security operations					
Security staffing contract services	27,994	187,550	340,000	55%	198,333
Contractual virtual guard	3,340	42,810	90,000	48%	52,500
Off-duty policing	1,310	8,524	21,000	41%	12,250
Total security operations	<u>32,644</u>	<u>238,884</u>	<u>451,000</u>	53%	<u>263,083</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Field office administration					
Field manager	5,005	33,422	61,000	55%	35,583
Assistant field manager	-	152	15,000	1%	8,750
Office administrator	3,477	24,924	49,000	51%	28,583
Payroll taxes	853	6,860	13,500	51%	7,875
Seasonal decorations	-	60,000	60,000	100%	35,000
Beach club office equipment	144	1,735	4,500	39%	2,625
Beach club office supplies	266	1,293	4,000	32%	2,333
Beach club gym supplies	1,276	10,675	20,600	52%	12,017
Guard office equipment	120	230	1,000	23%	583
Guard office supplies	-	336	1,500	22%	875
Community events supplies	846	12,848	18,500	69%	10,792
Pool & beach club attendants	2,673	16,303	26,000	63%	15,167
Total field office administration	<u>14,660</u>	<u>168,778</u>	<u>274,600</u>	61%	<u>160,183</u>
Landscape maintenance					
Landscaping	30,086	296,929	407,000	73%	237,417
Mulch	-	3,150	-	N/A	-
Beach sand	2,385	2,385	3,000	80%	1,750
Annuals & seasonal plant installation	2,000	4,520	5,000	90%	2,917
Plant replacement	-	2,588	30,000	9%	17,500
Sod replacement	-	-	10,000	0%	5,833
Well maintenance - irrigation	-	-	3,000	0%	1,750
Irrigation - maintenance	762	3,357	7,500	45%	4,375
Tree removal	8,580	15,270	35,000	44%	20,417
Lake & pond maintenance	3,734	24,109	52,000	46%	30,333
Total landscape maintenance	<u>47,547</u>	<u>352,308</u>	<u>552,500</u>	64%	<u>322,292</u>
Facilities maintenance					
Outside facilities maintenance	6,808	40,910	100,000	41%	58,333
Capital reinvestment note 2022 repayment	-	-	162,975	0%	95,069
Car and cart repairs and maintenance	482	5,844	6,000	97%	3,500
Rentals and leases	1,766	9,891	20,000	49%	11,667
Cleaning	-	8,558	16,000	53%	9,333
Pest control	-	900	1,800	50%	1,050
Security gate maintenance & repair	-	10,346	5,000	207%	2,917
Security gate maintenance & repair - cachet	55	739	2,000	37%	1,167
Monuments & signs	421	2,517	5,000	50%	2,917
Fountains	540	1,124	7,000	16%	4,083
Storm water drainage	-	360	35,000	1%	20,417
Recreation equipment maintenance & repair	7,261	11,953	15,000	80%	8,750
Building equipment maintenance & repair	2,199	10,961	15,000	73%	8,750
Pressure washing	-	1,250	7,500	17%	4,375
Paver, streets and sidewalk repairs, cleaning	7,000	41,186	75,000	55%	43,750
Total facilities maintenance	<u>26,532</u>	<u>146,539</u>	<u>473,275</u>	31%	<u>276,077</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance (pool)					
Pool maintenance	2,000	9,475	21,000	45%	12,250
Pool repairs	425	5,974	6,000	100%	3,500
Pool heater utilities	1,968	6,431	10,000	64%	5,833
Pool permit	-	-	575	0%	335
Total facilities maintenance (pool)	<u>4,393</u>	<u>21,880</u>	<u>37,575</u>	58%	<u>21,919</u>
Total field operations	<u>155,414</u>	<u>1,106,033</u>	<u>2,003,965</u>	55%	<u>1,168,980</u>
Debt service					
Principal	140,000	140,000	-	N/A	-
Interest	5,396	5,396	-	N/A	-
Total debt service	<u>145,396</u>	<u>145,396</u>	<u>-</u>		<u>-</u>
Infrastructure reinvestment					
Capital improvement program					
Capital outlay	-	55,000	-	N/A	-
Total infrastructure reinvestment	<u>-</u>	<u>55,000</u>	<u>-</u>	N/A	<u>-</u>
Total expenditures	<u>321,370</u>	<u>1,489,380</u>	<u>2,259,230</u>	66%	<u>1,317,884</u>
Excess/(deficiency) of revenues over/(under) expenditures	(266,446)	1,460,154	49,920 *		
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	-	27,029	0%	15,767
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>27,029</u>	0%	<u>15,767</u>
Net change in fund balances	<u>(266,446)</u>	<u>1,460,154</u>	<u>76,949</u>		
Fund balance - beginning (unaudited)	<u>2,257,005</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	1,599,164	1,599,164	78,846 ***		
Fund balance - ending	<u>\$ 1,990,559</u>	<u>\$ 1,990,559</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 APRIL 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 2,570	\$ 105,957	\$ 108,072	98%
Interest	1	6	-	N/A
Total revenues	<u>2,571</u>	<u>105,963</u>	<u>108,072</u>	98%
EXPENDITURES				
Debt service				
Principal	-	30,000	30,000	100%
Interest	-	37,159	73,569	51%
Total debt service	<u>-</u>	<u>67,159</u>	<u>103,569</u>	65%
Other fees & charges				
Tax collector	52	2,120	4,503	47%
Total other fees & charges	<u>52</u>	<u>2,120</u>	<u>4,503</u>	47%
Total expenditures	<u>52</u>	<u>69,279</u>	<u>108,072</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	2,519	36,684	-	
Fund balances - beginning	<u>204,497</u>	<u>170,332</u>	<u>168,945</u>	
Fund balances - ending	<u>\$ 207,016</u>	<u>\$ 207,016</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 APRIL 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 11,780	\$ 485,705	\$ 495,440	98%
Interest	4	20	-	N/A
Total revenues	<u>11,784</u>	<u>485,725</u>	<u>495,440</u>	98%
EXPENDITURES				
Debt service				
Principal	-	-	450,000	0%
Principal prepayment	-	15,000	15,000	100%
Interest	-	12,601	24,797	51%
Total debt service	<u>-</u>	<u>27,601</u>	<u>489,797</u>	6%
Other fees & charges				
Tax collector	236	9,716	20,643	47%
Total other fees & charges	<u>236</u>	<u>9,716</u>	<u>20,643</u>	47%
Total expenditures	<u>236</u>	<u>37,317</u>	<u>510,440</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	11,548	448,408	(15,000)	
Fund balances - beginning	<u>861,052</u>	<u>424,192</u>	<u>402,524</u>	
Fund balances - ending	<u>\$ 872,600</u>	<u>\$ 872,600</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 APRIL 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Interest and miscellaneous income	\$ -	\$ 16	\$ -	N/A
Total revenues	<u>-</u>	<u>16</u>	<u>-</u>	N/A
EXPENDITURES				
Debt service				
Note principal	-	44,845	44,845	100%
Note interest	-	1,090	1,090	100%
Total debt service	<u>-</u>	<u>45,935</u>	<u>45,935</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	-	(45,919)	(45,935)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	-	(27,029)	0%
Total other financing sources	<u>-</u>	<u>-</u>	<u>(27,029)</u>	0%
Net change in fund balances	-	(45,919)	(72,964)	
Fund balances - beginning	28,562	74,481	72,964	
Fund balances - ending	<u>\$ 28,562</u>	<u>\$ 28,562</u>	<u>\$ -</u>	

CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

Debt Service Schedule

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

CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

Debt Service Schedule

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

CORY LAKES

Community Development District

Series 2017 Note

\$235,000

Debt Service Schedule

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

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

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

13B

Cory Lakes Community Development District

Facilities Manager

June 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. Quarterly Pest control
6. Installed light at clubhouse.
7. Working with roofing company on game plan for roof replacement.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Reset A/C units after power outage.
3. Helped with routine sanitation.
4. Cleaned mildew stains around the pool area. (Ongoing)
5. Repaired 15 lounge chairs. Ordering more replacement slings
6. Refreshed mulch in a few areas.
7. Reset power supply.
8. Replaced 6 steps on poor stair rails.
9. Passed Health Inspection.

PLAYGROUND

1. Kept clean and organized. Lots of leaf litter this time of year.

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. Coming hopefully July
5. Working with Spectrum on solutions to gym tv issues. Ongoing
6. Fixed paper towel dispenser.
7. Addressed concerns with Preventive Maintenance service provider.

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 97.5
4. LMP working on seasonal cutbacks.
5. LMP working on cleaning flowerbeds and conservation wood line.
6. LMP working on seasonal cutbacks of trees.

LAKE MANAGEMENT

1. Solitude treated the lakes and ponds for algae and grasses.
2. Lakes looking good. Some algae and grass that 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 management to ensure rover is following along with parking policy enforcement.
4. So far we have 126 street parking violators notified, 7 are in a towable status and 57 sidewalk parking violators notified. So far no issues from residents that have been warned.
5. Working on parking policy exception request similar to Hunter's Green. Should have ready for meeting for approval.
6. Looking for new tow company as Stepp's will no longer service HOA's and CDD's after 7/9/2022

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. Planning and coordination meeting planned for 6/10/2022. Notices will be going out to the affected residents after this meeting with scope of work and timeframes.
6. Working with Spectrum Enterprise to upgrade service to fiber at all locations. (Now in stage 3 of 7 stages) This will hopefully be completed in July or August

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. Residents destroying the new pickle ball nets at the hockey rink. Appears to be both hockey players and skateboarders.
11. Cachet gate is now working properly.
12. Replaced MB exit gate under warranty.
13. County to start work on Morris Bridge entrance turn lane week of 5/16. Still waiting on timeline and plans to get to community. County should be done by 6/11/2022 if weather permits.
14. Spoke with yet another well driller. Got price of \$45k per well to drill. \$15k to draw from ponds if possible. Have to have water quality testing done to ascertain iron content of ponds.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Replaced fountain motor
4. Fixed sconce light on column.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Rewired and rehung one sconce lights on columns.
3. Replaced exit arm.

Action Plan for July

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. Work with roofer on Clubhouse roof replacement.
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

June 2, 2022

ATTENDING:

GARTH RINARD – LMP

PAUL WOODS – OLM, INC.

SCORE: 97.5%

**NEXT INSPECTION
JULY 7TH, 2022 AT 10:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

BEACH CLUB

1. Hand pocket prune the recently rejuvenated Arboricola Trinette, staggering the interior stem heights.
2. Gymnasium side of the Beach Club: Remove the tallest canes in the White Bird of Paradise.
3. Adjacent to the 1st parking space in front of the gymnasium: Hand prune to thin the Ligustrum Privet reducing the number of stems to create a clean appearance.
4. Top dress bare areas with fresh mulch.
5. Increase the sod amount around the Canary Island Date palm closet to the beach it appears the drainage is carrying the mulch down the hill slope.
6. Confirm if freeze damaged plant replacements have been approved.
7. Pool pump enclosure: Reduction prune the Walter Viburnum to create a stairstep presentation with Awabuki Viburnum.
8. Pool pump enclosure: Prune the base of the Ligustrum Privets to improve the tree form appearance.
9. **Confirm all palm fertilization is complete.**
10. Between the pool playground exit and the park bench: Maintain clearance around drainage inlets.
11. Along the south perimeter of the pool berm: Prune back Virginia Creeper or Pepper Vine overgrowth extending into mowable areas.
12. Along the maintenance yard frontage: Prune or remove the volunteer Florida Willow overgrowing the hedgerow and vines growing in the hedgerow.
13. Along the right of ways: Fertilize Confederate Jasmine.

14. Complete hand pruning of winter damage in plants.

ST. LUCIA ISLE

15. Entrance: Remove the volunteer or remaining Purple Queen or propose installation of additional plants to infill the beds.
16. Cul-de-sac islands: Maintain separation between perennial Peanut and plantings, not allowing the Peanut twin into the Butterfly Bush. Also, bevel the outside edge of the Peanut plants so it is not sheared along the curb edges.

MARTINEC

17. Entrance island: Maintain separation between Purple Queen and foundation plantings.
18. Cul-de-sac islands: Improve Plumbago.

CROSSCREEK

19. Entrance: Detail mowables along the exit side lane.
20. Around the exit side gate area: Prune downward growth in the Oak trees.
21. Exit side lane across from the open island: I recommend removal of the 2 Ligustrum Privets by the Queen palms that appear to have fractured trunks.
22. Complete seasonal reduction of Oleander.
23. Control bed weeds in the open center island.
24. Along the inbound lane: Prune deadwood from the Bottlebrush with a limb saw.

COZUMEL ISLAND

25. **Fertilize Plumbago.**
26. At the onset of the rainy season review rejuvenational pruning schedules for cul-de-sac Loropetalum.
27. Throughout pocket parks: Control volunteer palm sprout with pre and post emergent herbicides or hand removal.

MORRIS BRIDGE ENTRANCE

28. **Monitor damaged caused by the county utility vehicles. I recommend using stakes and flag tape to limit off road parking by the county workers causing rutting.**

CAPRI ISLE

29. Behind the mailboxes: Detail the far shore of the retention pond and determine if

additional sod is needed to reduce the erosion at the Pine tree.

CATEGORY III: IMPROVEMENTS – PRICING

1. Crosscreek: Provide a price to infill areas of open bed space with St. Augustine turf.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

NONE

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CORY LAKE CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5	1	Duff/scalp on pool berm
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	5		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5		
WEED CONTROL – BED AREAS	10		
PRUNING	10	3	Use pocket pruning with shear rejuvenating techniques
PLANT INSECT/DISEASE CONTROL	5		
CLEANLINESS	5		
MULCHING	5	2	Top dress bare soil tree wells rom mower blower activity
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		:
MAXIMUM VALUE	145		

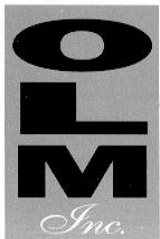
Date: 6-2-22

Score: 97.5% Performance Payment 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

13C

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

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

August 18, 2022	Public Hearing & Regular Meeting	6:00 PM
September 15, 2022	Regular Meeting	6:00 PM