

# **CORY LAKES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**September 15, 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**

September 8, 2022

Board of Supervisors  
Cory Lakes Community Development District

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

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on September 15, 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/83397954590>, Meeting ID: **833 9795 4590**, or telephonically at **1-929-205-6099**, Meeting ID: **833 9795 4590**. 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. Update: Allied Universal
6. Discussion: Tennis Program License Agreement with Coach B
7. Continued Discussion: Request to Hold 5K Event in the CDD
8. Discussion: Town Hall Meeting Regarding Gym Improvements
9. Committee Reports
  - A. Security
  - B. Landscape Aquascape Facilities (LAF)
10. Staff Report by Office Administrator: *Amanda Schewe*
  - Consideration of Beach Club Usage Agreement
11. Discussion: Dock Inspection by the POA
12. Approval of Minutes

- A. Board of Supervisors: August 18, 2022 Public Hearings and Regular Meeting
    - I. Summary of Motions
    - II. Public Hearings and Regular Meeting
    - III. Action/Agenda or Completed Items
  - C. Sunshine Board Online Workshop: August 19, 2022 – September 14, 2022 *(to be provided under separate cover)*
  - D. LAF Committee: September 6, 2022
  - E. Other
13. Acceptance of Unaudited Financial Statements as of July 31, 2022
14. Staff Reports
- A. District Engineer: *Johnson Engineering, Inc.*
  - B. Facilities Manager: *John Hall*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: October 20, 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
Ann Belyea	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Sudhir "Sid" Shah	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO


15. Other Business

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

17. Supervisors' Requests

18. Adjournment

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

Sincerely,  
  
 Chesley E. Adams, Jr.  
 District Manager

<p><b>FOR PUBLIC PARTICIPATION</b></p> <p><a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a></p> <p><b>MEETING ID: 833 9795 4590</b></p> <p><b>OR</b></p> <p><b>CALL IN NUMBER: 1-929-205-6099</b></p> <p><b>MEETING ID: 833 9795 4590</b></p>
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# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

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## TENNIS PROGRAM LICENSE AGREEMENT

This Tennis Program License Agreement (the "Agreement") is entered into as of the day of February, 2020 by and between the Cory Lakes Community Development District (the "District") and Coach B DBA NTTA, a Florida corporation ("Licensee").

### Background Information

The District, pursuant to Chapter 190, Florida Statutes, owns and operates a tennis courts on property located at Cory Lake Beach Club; 10441 Cory Lake Drive; Tampa, FL 33647 the "District courts") for the use and benefit of the District's residents and members.

The District desires to provide residents with access to tennis lessons at the District courts (the "tennis program"). The District's Board of Supervisors has approved Licensee's request to operate the tennis program at the District courts, pursuant to the terms and conditions set forth below. This Agreement supersedes any prior agreements between the District and the Licensee.

### Operative Provisions

For and in consideration of the mutual covenants and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, Licensee and the District covenant and agree as follows:

1. **License.** The District hereby grants and conveys to Licensee an exclusive license to operate the tennis lessons at the District courts (the "License"). This License does not include the use of any other facilities. In order to use any of any other facilities, the Licensee must receive authorization in advance from the District and the Licensee must pay the District for the other facilities.
2. **Term.** The term of the License shall be for a period of two (2) years, from March 1, 2020- February 28, 2022. At any time during the term either party shall have the absolute right to cancel or terminate the License by giving the other party not less than thirty (30) days advance written notice of termination. The times and the dates that the Licensee may use the District courts are shown in District Policies and Standard Operating Procedures and upon approval of the Office Administrator, as to ensure there is no conflict with other scheduled events and during operational hours. Upon termination, neither party shall have any further obligation under this Agreement.
3. **Consideration.** For use of the District courts and for the services provided in Exhibit "A", the Licensee shall pay 3% of the revenues derived from the tennis program to the District. If Licensee desires to use other facilities, Licensee must receive authorization from the District.

4. **Insurance and Indemnity.** Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000, per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to Licensee's use of the License or District courts. Licensee shall provide continuous proof of such insurance coverage to the District. Such proof shall include the District as a named insured. Licensee hereby indemnifies and holds the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel), arising from personal injury, death, or property damage resulting in any manner whatsoever to Licensee's use of the License or District courts by its employees, agents, clients or invitees.

5. **Hours and Homeowner Association Facilities Use.** Licensee shall conduct tennis program on any day, except holidays, in the designated areas of the District courts during such days and times as shown in the District's Policies and Standard Operating Procedures. The Licensee must have the program schedules and any changes to the schedule approved by the District Office Administrator or other designated District agent in writing in advance. Licensee shall not have exclusive use of the District courts during the time the tennis lessons is in operation, but shall have use of the designated portion or area of the District courts for such purposes. Licensee acknowledges the District courts are open at all times to use by residents of the District, and agrees to abide by (i) the District's rules and regulations governing use of the District courts, and (ii) the Office Administrator's approval concerning the time and place the tennis lessons is to be provided. The District further reserves the right to authorize other programs to use the District courts, and to regulate the use of the District courts as the District deems necessary for the safety and enjoyment of all residents of the District. The Licensee shall obtain all applicable licenses and shall conduct the tennis lessons in compliance with all applicable laws.

6. **Lightning Safety Procedures.** At the first sight of lightning, the Licensee shall promptly move all of the students into the clubhouse.

7. **Background Screening.** Licensee shall provide the District and the Office Administrator with evidence of a Level I background screening pursuant to Chapter 435, Florida Statutes (the "Screening") prior to conducting the tennis lessons, and shall update the Screening upon request, but not more often than annually. Alternatively, Licensee consents to and authorizes the District to conduct such Screening. If conducted by the District, Licensee shall pay the District, in advance, for the cost of the Screening. If the Screening reveals any information which causes the District to determine in its sole discretion that the Licensee is unsuitable or unqualified to perform this Agreement, the District reserves the right to terminate this Agreement immediately.

8. **Licenses and Permits.** Licensee represents and warrants that it has obtained all licenses, permits and governmental approvals that are required to operate Licensee's tennis program at the District courts, and will operate the tennis program in full compliance with requirements of state and local law.

9. **Staffing.** Licensee shall provide adequate staffing during all tennis program, to ensure the safety and supervision of the participants in the programs and adequate instruction.

10. **Services:** Licensee will provide services as listed in **Exhibit "A"**, including all Coach(es)

11. **Advertising:** Licensee will obtain prior approval from the Office Administrator before distributing tennis lesson advertising material to the District residents. All advertising for the tennis lessons shall be conducted within the District boundary. Licensee is permitted to provide information regarding programming to the Office Administrator that can be incorporated in a calendar of events within the newsletter and on the website. On a space available basis, information may be submitted for approval by the Office Administrator for advertising and promotion of events in the Community newsletter

12. **No Transfer.** The License shall be for sole and exclusive use of Licensee and shall not be assigned or transferred without the prior written consent of the District. A transfer or assignment of all or any part of the License shall cause the License to become voidable, at the sole option of the District.

13. **Entire Agreement.** This is the entire agreement of the parties and may not be altered or amended except in a writing signed by both parties. In the event that either the District or the Licensee is required to enforce this agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

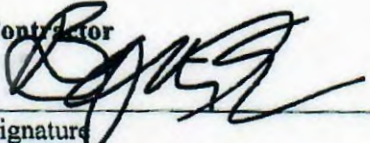
14. **PUBLIC RECORDS.** As required under Section 119.0701, Florida Statutes, Licensee shall: (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Licensee upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt

from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010 OR AT [GILLYARDD@WHHASSOCIATES.COM](mailto:GILLYARDD@WHHASSOCIATES.COM) OR BY MAIL AT 2300 GLADES ROAD SUITE 410W; BOCA RATON, FL 33431

Contractor

Signature

  
Bjorn Kerr/ Coach B

Print Name and Title

Cory Lakes Community Development  
District

  
Name: CHESLEY E. ADAMS, JR.  
District Manager



# EXHIBIT A

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NTTA

## EXECUTIVE SUMMARY

### Objective

I would like to expand my existing program and merge it with CLI association. I am proposing 3% to 5% of my tennis earnings per month including free community clinics once a month along with tennis charities.

### Goals

My goal is to build leagues, matchplay, charity events, tennis socials, and summer camps on top of private lessons and clinics, exclusively for CLI residents. I would like to build youth and/or adult travel leagues where we would go to other sites and compete. These leagues will only consist of CLI residents competing outside of the community.

Matchplay would be inside the community and consists of CLI residents playing against each other to prepare for tournaments.

I would like to host charity events to bring awareness to the community to preserve the environment. Some ideas would be raising money for a water fountain or a recycle bin to the tennis courts to keep the environment clean and free of litter.

I would like to have tennis socials to bring the the community together (tennis player/non tennis players) to come and have fun with games, food, and drinks.

### Solution

Throughout the years I have given CLI extreme consistency of teaching tennis. I would like an exclusive contract being the only tennis pro in CLI. This will allow me to accomplish all my goals, giving the residents consistency, stability, and organization.

### Project Outline

During the school year I teach youth tennis in the evening and I have flexible hours during daytime for adult tennis. In the summer, my hours are through out the day into evening, weather permitting. I would also incorporate camps during the summer.

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# EXHIBIT A

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## NTTA

Once a month I would like to provide a free clinic open to all CLI residents. I will also create charity events to raise funds.

Hosting tournaments would consist of me providing trophies and possible prizes sponsored by local vendors.

Match play will have no charge and will be played at the residents leisure. I will coordinate these matches and the scores will be reported back to me.

## Closing

I have played professional tennis on the ATP circuit and have over 20 years of teaching experience. I have taught hundreds of families throughout the years in CLI. As well have been the only consistent tennis professional in CLI for the thirteen years. I am currently teaching over 55+ CLI residents. Every year I have stayed up to date with my insurance which CLI has on file.

I have been very blessed being able to share my time building unbreakable relationships with the community for the many years I have taught in CLI. I am looking forward to many more.

Below is a summary of my total monthly income, weather permitting.

Monthly total	Students	Unit Price	Cost
Private lessons 1hr	20	\$ 50	\$ 1,000
Private lessons 30 min	35	\$ 25	\$ 875
Tennis Classes	100	\$ 15	\$ 1,500
<b>Total</b>			<b>\$ 3,375</b>



ISO | Commercial General Liability Forms | 07/01/04  
POLICY NUMBER: 6BRPG00000074468  
INSURED: Coach B

COMMERCIAL GENERAL LIABILITY  
CG 20 26 04 13

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

**SCHEDULE**

1. Name of Additional Insured Person(s) or Organizations(s):
CORY LAKE ISLES CDD 10441 Cory Lake Isles Dr Tampa , FL 33647
(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

**A. Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- 1. In the performance of your ongoing operations; or
- 2. In connection with your premises owned by or rented to you.

However:

- 1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- 2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

**B. With respect to the insurance afforded to these additional insureds, the following is added to Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- 1. Required by the contract or agreement; or
- 2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

Date Added: 03/01/2021 03:06:52 PM

CG 20 26 04 13

CONFIDENTIAL

**APPLICATION FOR REGISTRATION OF FICTITIOUS NAME**

REGISTRATION# G18000129604

Fictitious Name to be Registered: NTTA

Mailing Address of Business: 10426 BENEVA DR  
TAMPA, FL 33647

Florida County of Principal Place of Business: HILLSBOROUGH

FEI Number: 83-2738069

**FILED**  
**Dec 07, 2018**  
**Secretary of State**

Owner(s) of Fictitious Name:

BOGART, SARAH  
10426 BENEVA DR  
TAMPA, FL 33647

I the undersigned, being an owner in the above fictitious name, certify that the information indicated on this form is true and accurate. I further certify that the fictitious name to be registered has been advertised at least once in a newspaper as defined in Chapter 50, Florida Statutes, in the county where the principal place of business is located. I understand that the electronic signature below shall have the same legal effect as if made under oath and I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, Florida Statutes.

SARAH BOGART

12/07/2018

Electronic Signature(s)

Date

**Certificate of Status Requested (X)**

**Certified Copy Requested (X)**

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**10**

# Office Administrator & Events Monthly Report

Meeting date: September 15, 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 three Beach Club rentals in August and five pool parties.
- Set up the new phones in the Beach Club. We now have an auto attendant that directs your call as needed.
- 13 new residents processed and welcomed to the community from July – September.

### ACTION ITEMS:

- Hiring pool staff, as we have no pool attendants.
- Drafting Beach Club Rules
- Editing Beach Club Usage policy to include a deposit.

## CDD Events

### ACTION ITEMS:

- Continue confirming vendors for the International Food & Arts Festival.
- Researching pop corn machines to purchase for the Holiday events. Renting a popcorn machine costs around \$70-90 per event. So far the best price for value I have found was

### UPCOMING:

- *International Food & Arts Festival | 9/10 11am-2pm* – As of 9/8 we have 41 vendors confirmed for this event. Working with volunteers and John Hall, the field will be prepped for the event on Friday. Staff will arrive at the event by 7:30am to be able to direct any vendors that need help finding their areas.
- *Reverse Trick-or-Treating | 10/31* – U-Haul trailer is reserved. Decorations and candy will be ordered at the start of October.

### COMPLETED:

- No events were held at the time of this report.

# Cory Lakes Community Development District

## Beach Club Usage Agreement

Patrons (as defined as owners, renters or nonresident members who are 14 years of age or older) may use the Beach Club for special activities during operation hours. The use of the facilities shall remain open to other Patrons and their guests during normal operating hours. The Patron reserving an area of the Beach Club shall be responsible for any and all damage and expenses arising from the event.

1. **Reservations:** Patrons interested in reserving the Beach Club must submit to the CDD Office a completed Beach Club Usage Agreement. The Office Administrator and/or Facilities Manager, at their sole discretion, has the authority to deny a reservation request. Denial of a request may be appealed to the District's Board of Supervisors at the next available board meeting.
2. **Available Facilities and Capacity:** The Beach Club is available for reservation for up to two (2) total hours, including set up and post-event clean up, between the hours of 9am-9pm. The maximum capacity allowed for use of the Beach Club is twenty-five (25) people.
3. **A deposit of \$200 in the form of check or cash. All fees are payable at the time of reservation.**
4. **General Policies:**
  - a. The patron doing the reserving must be present for the entire duration of the reservation.
  - b. All trash and garbage must be removed from the building. All displays, favors or remnants of the event must be removed.
  - c. All furniture and other items must be returned to their original position.
  - d. Two (2) hour usage must not be violated.
  - e. All doors must remain closed at all times.
  - f. There must be no damage to the Beach Club and its property. Patron shall not damage, mar, or in any manner deface the Beach Club, and shall not cause or permit anything to be done which may in any manner damage, mar or deface the Beach Club. If the Beach Club, during the term of the event, shall be damaged by the act, default or negligence of the Patron, or of any of the Patrons guests, employees, or any persons admitted to the Beach Club by Patron, Patron agrees to pay the District upon demand all sums as necessary to restore the Beach Club to its condition prior to the reservation.

Name of Patron: \_\_\_\_\_

Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Type of Event: \_\_\_\_\_

Date of Event: \_\_\_\_\_ Time of Event: \_\_\_\_\_

\_\_\_\_\_  
Patron Signature

\_\_\_\_\_  
CDD Staff

\_\_\_\_\_  
Today's Date



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

**MINUTES**

**AI**

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

The Board of Supervisors of the Cory Lakes Community Development District held Multiple Public Hearings and a Regular Meeting on August 18, 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 via Zoom, at <https://us02web.zoom.us/j/83397954590>, and telephonically at 1-929-205-6099, Meeting ID: 833 9795 4590, for both.

**Present were:**

- |                   |                      |
|-------------------|----------------------|
| Jorge Castillo    | Chair                |
| Sudhir (Sid) Shah | Vice Chair           |
| Ronald Acoff      | Assistant Secretary  |
| Rene Fontcha      | Assistant Secretary  |
| Ann Belyea        | Supervisor-Appointee |

**Also present were:**

- |                                 |                                    |
|---------------------------------|------------------------------------|
| Chuck Adams                     | District Manager                   |
| Amanda Schewe                   | Office Administrator               |
| John Hall                       | Facilities                         |
| Kemuel Henderson(via telephone) | Allied Security                    |
| Becky Abbott (via telephone)    | Allied Security                    |
| Steve Small                     | Landscape Maintenance (LMP)        |
| A.J. Forbes (via telephone)     | Resident/Security Committee Member |
| Rich Carpenter                  | Resident/ LAF Committee Member     |
| Haadhaq Lawrence                | GFWC                               |

**Residents present were:**

- |               |            |               |              |
|---------------|------------|---------------|--------------|
| Harry Ramphal | Parag Shah | Marcelo Mejia | Brian Little |
| Sheila Asson  | Don Reich  | Toshina Sethi | Jim Carroll  |

**On MOTION by Mr. Fontcha and seconded by Mr. Acoff, with all in favor, Resolution 2022-07, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

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**On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, Resolution 2022-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**On MOTION by Mr. Castillo and seconded by Mr. Acoff, with all in favor, Resolution 2022-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, Ms. Belyea serving as Liaison between the CDD Board and the LAF Committee, was approved.**

**On MOTION by Mr. Fontcha and seconded by Mr. Acoff, with all in favor, sunsetting the Spirit Committee, was approved.**

**On MOTION by Mr. Shah and seconded by Mr. Castillo, with Mr. Shah, Mr. Castillo, Mr. Fontcha and Ms. Belyea in favor, and Mr. Acoff dissenting, the July 14, 2022 Workshop Meeting Minutes, as amended, the July 21, 2022, Summary of Motions and Regular Meeting Minutes, as amended, the July 22, 2022 to August 17, 2022 Sunshine Board Online Workshop Meeting, August 1, 2022 Security Committee Meeting Minutes and the August 1, 2022 LAF Committee Meeting Minutes, as presented, were approved. (Motion passed 4-1)**

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

**MINUTES**

**AII**

**DRAFT**

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

The Board of Supervisors of the Cory Lakes Community Development District held Multiple Public Hearings and a Regular Meeting on August 18, 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 via Zoom, at <https://us02web.zoom.us/j/83397954590>, and telephonically at 1-929-205-6099, Meeting ID: 833 9795 4590, for both.

**Present were:**

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Ann Belyea	Supervisor-Appointee

**Also present were:**

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
John Hall	Facilities
Kemuel Henderson (via telephone)	Allied Security
Becky Abbott (via telephone)	Allied Security
Steve Small	Landscape Maintenance (LMP)
A.J. Forbes (via telephone)	Resident/Security Committee Member
Rich Carpenter	Resident/LAF Committee Member
Haadhaq Lawrence	GFWC

**Residents present were:**

Harry Ramphal	Parag Shah	Marcelo Mejia	Brian Little
Sheila Asson	Don Reich	Toshina Sethi	Jim Carroll

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:00 p.m.

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

39 Supervisors Castillo, Shah, Acoff and Belyea were present, in person. Supervisor Fontcha  
40 was not present at roll call.

41

42 **SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

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44 Mr. Castillo welcomed all attendees to the meeting.

45

46 **THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

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48 There were no opening comments from the other Supervisors.

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50 **FOURTH ORDER OF BUSINESS**

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

51

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53 Resident Sheila Asson, a long-term resident, stated that she enjoys everything about the  
54 community except for the gym. She felt that less prestigious neighboring communities have far  
55 better gyms. In her opinion, the gym is too small, inadequate and should be reconstructed,  
56 especially if the CDD wishes to attract younger or middle-class homeowners in the near future.

57 Resident and POA member Marcelo Mejia echoed Ms. Asson’s sentiments regarding the  
58 gym and noted that the gym has been a recurring topic of conversation among residents and he  
59 resigned himself to obtaining gym memberships elsewhere. He implored the Board to  
60 reconsider improving and upgrading the gym.

61 Resident Don Reich commented on the floating docks that sometimes break free and  
62 are can cause significant damage to other docks and boats. He is bringing this to the Board’s  
63 attention so a procedure can be put in place immediately to prevent dangerous accidents.

64 Resident Harry Ramphal noted the need to repaint the Clubhouse and guard houses. He  
65 commented on a candidate for one of the Board seats advertising swim classes on social media  
66 and that candidate taking credit for projects that the CDD has already initiated or approved.

67 Regarding the comments about needing a better gym, Mr. Castillo recalled that a gym  
68 survey was circulated a few years ago and nothing came of it. He recommended holding town  
69 hall meetings to discuss renovating the gym and to reach a consensus. He has always been in  
70 favor of improving the gym because it would benefit the CDD and asked for the Board’s input.

71 Discussion ensued regarding gym size, construction costs, an assessment increase, town  
72 hall meetings, the budget, forming a gym committee and communicating with homeowners.

73 Mr. Shah voiced his support for a town hall meeting and suggested setting a day and  
74 time and including it on an upcoming agenda.

75

76 **FIFTH ORDER OF BUSINESS**

**Update: Allied Universal**

77

78 Mr. Henderson discussed the attempts to fill two positions due to recent resignations.  
79 Asked if guards would be relocated from other sites to fill the positions, Mr. Henderson stated  
80 current staff members are encouraged to pick up extra hours. Allied is currently short-staffed  
81 and it is difficult to move guards from one site to another. He stated that Ms. Becky Abbott and  
82 her staff have been picking up extra hours. Asked if there are any challenges in carrying out the  
83 Post Orders or if they need to be modified, Mr. Henderson replied, no and stated what the CDD  
84 is asking from the guards was doable.

85 Ms. Schewe introduced Ms. Abbott as the on-site Security Supervisor and the go-to  
86 person for residents with security issues. Mr. Acoff thanked Ms. Abbott for her diligence and  
87 asked how her job could be made smoother and about the Post Orders.

88 Ms. Abbott discussed irate residents wanting her staff to enter guest information or add  
89 individuals to guest lists, the guest check-in process and Envera. The guards work the gates and  
90 use the Envera system to grant access to guests. All security issues are relayed to Mr. Hall. She  
91 coordinates with Ms. Schewe to implement protocols on how to handle misinformation,  
92 resident complaints and granting guest access. Security gate activities are documented.

93 Mr. Shah asked if employee turnover decreased or is unchanged since the contract was  
94 re-negotiated. Mr. Henderson stated turnover is because of officer performance and not due to  
95 the pay raise.

96 Ms. Abbott responded to questions about officer uniforms and complaints about guards  
97 not calling in guests ahead of their arrival at the homeowners' doors.

98 ▪ **Update: Landscape Maintenance – LMP**

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

100 Mr. Small provided the following update:

101 ➤ Palm pruning will commence in September and be completed in mid-October before the  
102 holiday lights are installed.

103 ➤ Mulching will commence in late October and be completed by Thanksgiving.

104 ➤ LMP scored 96% at the August inspection. Crews are working hard and doing a good job.  
105 Mr. Castillo asked about palm frond clean-up. Mr. Small stated it can be arranged; the  
106 cost is approximately \$10,000. Mr. Castillo asked if the POA will pick up the residents’ dead  
107 palm trees. Ms. Springer stated Mr. Hall is supposed to send violation letters to residents  
108 advising them to remove the dead canary palms from their yards. Mr. Castillo stated the goal is  
109 to ensure that the property is cleaned before the holidays.

110 Ms. Schewe stated the New Tampa Juniores asked to hold an event at CLI and asked  
111 if it can be considered during public comments. She called attention to the Facility Usage  
112 Request form behind Tab 10.

113 ▪ **Public Comments – Resumed**

114 Ms. Haadhaq Lawrence gave an overview of the GFWC New Tampa Juniores and  
115 distributed a flyer for a 5K Run & Fun Mile event. She stated Ms. Stephanie Squires, a resident  
116 and community sponsor, suggested holding the 5K event in CLI. Ms. Lawrence discussed the  
117 GFWC’s theme of Autism Awareness, proposed event dates, objective of the event, strategic  
118 value to the community, where proceeds from the event will go and manpower.

119 Asked if medical personnel would be present, Ms. Lawrence replied affirmatively.

120 Discussion ensued regarding previous 5K events, redirecting traffic, the loop, water  
121 stations, port-a-johns, formulating an event plan, event costs, turnout and security concerns.  
122 Mr. Castillo suggested revisiting Ms. Lawrence’s request towards the end of the meeting.

123

124 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07,  
Designating Certain Officers of the District,  
and Providing for an Effective Date**

125

126

127

128 Mr. Adams presented Resolution 2022-07. The existing slate of officers, with Ms. Belyea  
129 replacing Ms. Haque as Assistant Secretary, was nominated, as follows:

130 Jorge Castillo

Chair

131 Sudhir (Sid) Shah

Vice Chair



- 132 Chuck E. Adams, Jr. Secretary
- 133 Ann Belyea Assistant Secretary
- 134 Ronald Acoff Assistant Secretary
- 135 Rene Fontcha Assistant Secretary
- 136 Craig Wrathell Assistant Secretary

137 No other nominations were made. Prior appointments by the Board for Treasurer and  
 138 Assistant Treasurer remain unaffected by this Resolution.

139

140 **On MOTION by Mr. Fontcha and seconded by Mr. Acoff, with all in favor,**  
 141 **Resolution 2022-07, Designating Certain Officers of the District, as nominated,**  
 142 **and Providing for an Effective Date, was adopted.**

143  
144

145 **SEVENTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2022/2023 Budget**

146  
147

148 **A. Proof/Affidavit of Publication**

149 The affidavit of publication was included for informational purposes.

150 **B. Consideration of Resolution 2022-11, Relating to the Annual Appropriations and**  
 151 **Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending**  
 152 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**  
 153 **Date**

154 Mr. Adams stated the proposed Fiscal Year 2023 budget is unchanged from the last  
 155 meeting. Adjustments have been made since May and the assessment level of \$2,577.90 was  
 156 set and finalized at the last meeting, compared to the prior year \$2,468.70 assessment. This  
 157 equates to an increase of about \$109 per units. Double lots are assessed twice the amount.

158 Mr. Adams responded to questions regarding assessment notices to homeowners,  
 159 double lots, irrigation allocation and whether carryovers from Fiscal Year 2022 negatively  
 160 impact the Fiscal Year 2023 budget.

161 **Mr. Adams opened the Public Hearing.**

162 Mr. Ramphal asked if a special assessment must be levied annually. Mr. Adams  
163 explained that the assessments are all defined as “special” assessments. There is an increase to  
164 the Fiscal Year 2023 annual assessment.

165 Resident Parag Shah commended the Board and Staff on the Fiscal Year 2023 budget,  
166 considering record inflation in Tampa yet the assessment is only increasing by \$109.

167 Resident Jim Carroll asked if the Fiscal Year 2023 budget is cashflow neutral, if it is  
168 balanced from new projected income and projected expenses and if the reserves were being  
169 tapped into. Mr. Adams stated reserves are not being utilized. Cashflow is all forms of revenue  
170 to equal expenses, as projected.

171 Resident Toshina Sethi felt that the paint on the gates and guardhouses looks very nice.

172 **Mr. Adams closed the Public Hearing.**

173 Mr. Castillo presented Resolution 2022-11.

174

175 **On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor,**  
176 **Resolution 2022-11, Relating to the Annual Appropriations and Adopting the**  
177 **Budget for the Fiscal Year Beginning October 1, 2022, and Ending September**  
178 **30, 2023; Authorizing Budget Amendments; and Providing an Effective Date,**  
179 **was adopted.**

180

181

182 **EIGHTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and  
Objections on the Imposition of  
Maintenance and Operation Assessments  
to Fund the Budget for Fiscal Year  
2022/2023, Pursuant to Florida Law**

183

184

185

186

187

188 **A. Proof/Affidavit of Publication**

189 **B. Mailed Notice(s) to Property Owners**

190 These items were included for informational purposes.

191 **C. Consideration of Resolution 2022-12, Making a Determination of Benefit and Imposing**  
192 **Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and**  
193 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for**

194 **Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an**  
195 **Effective Date**

196 Mr. Adams stated this is the assessment levying resolution, which takes into  
197 consideration the budget that was just adopted, the assessment levels contained therein and  
198 directs Staff to finalize the lien roll for transmission to the Tax Collector for placement of the  
199 assessments on the property tax bill.

200 **Mr. Adams opened the Public Hearing.**

201 No members of the public spoke.

202 **Mr. Adams closed the Public Hearing.**

203 Mr. Adams responded to questions regarding the uniform method of collection  
204 enforcement and the Tax Collector and Property Appraiser fees.

205 Mr. Castillo presented Resolution 2022-12.

206

207 **On MOTION by Mr. Castillo and seconded by Mr. Acoff, with all in favor,**  
208 **Resolution 2022-12, Making a Determination of Benefit and Imposing Special**  
209 **Assessments for Fiscal Year 2022/2023; Providing for the Collection and**  
210 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing**  
211 **for Amendments to the Assessment Roll; Providing a Severability Clause; and**  
212 **Providing an Effective Date, was adopted.**

213

214

215 **NINTH ORDER OF BUSINESS**

**Committee Reports**

216

217 **A. Security**

218 Mr. Forbes reviewed the Minutes of the August 1, 2022 Security Committee Meeting.

219 Discussion ensued regarding pool safety, deterring teenagers from jumping the fence  
220 into the pool area, contacting law enforcement, the rover, active monitoring, installing a taller  
221 fence and hiring additional pool attendants for the summer.

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

223 Mr. Carpenter stated the August LAF Committee Meeting Minutes were in the agenda.

224 Ms. Belyea has volunteered to serve as the CDD liaison to the LAF Committee.

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**On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, Ms. Belyea serving as Liaison between the CDD Board and the LAF Committee, was approved.**

**C. Spirit**

Mr. Castillo questioned continuing the Spirit Committee given that no meetings have been held and Ms. Haque is no longer on the Board or involved with it.

**On MOTION by Mr. Fontcha and seconded by Mr. Acoff, with all in favor, sunsetting the Spirit Committee, was approved.**

**TENTH ORDER OF BUSINESS**

**Staff Report by Office Administrator: *Amanda Schewe***

Ms. Schewe presented the August Office Administrator & Events Report. She stated a recent gathering at the Beach Club exceeded the parameters of the Usage Agreement, which limits gatherings to 25 people or less for two hours. She noted there are no ramifications for violating the Usage Agreement or to residents who have unplanned parties at the Beach Club.

Discussion ensued regarding the current Usage Agreement, amending the Agreement, identifying residents who violate the Agreement, penalties for violations including charging a clean-up fee, forwarding invoices, charging a \$200 deposit and suspending privileges.

Ms. Schewe will draft rules for Beach Club usage, similar to the gym and pool use policies, including charging a \$200 deposit, and present it at the next meeting.

Ms. Schewe asked if residents running for Board seats can reserve booths for campaign purposes at the upcoming International Food Festival. The answer was no.

Mr. Castillo asked how much it costs to rent the Clubhouse. Ms. Schewe stated the base fee is \$350, which increases with alcohol and on holidays. For example, hosting a gathering with alcohol at Christmastime would cost \$550 but only \$350 on a regular Saturday and with no alcohol. Asked if a security deposit is charged, in addition to the base fee, Ms. Schewe stated a \$500 security deposit is charged for all Beach Club rentals.

259 **ELEVENTH ORDER OF BUSINESS** **Discussion: Tennis Contract**

260

261 This item was deferred to the September meeting.

262

263 **TWELFTH ORDER OF BUSINESS** **Consideration of Proposals to Level the Soccer**  
264 **Field (to be provided under separate cover)**

265

266 Referencing handouts, Mr. Hall reported the following:

267 ➤ He conferred with three contractors, two that are not be able to take on any new work  
268 for the next nine months to one year.269 ➤ Site Masters of Florida proposed \$114,215 but estimated the actual cost would be 50%  
270 higher; the actual cost range is \$165,000 to \$170,000.

271 ➤ Mr. Hall stated he will likely rent the equipment and perform the work himself.

272 Mr. Hall responded to questions regarding the safety of the soccer field, the LMP  
273 proposals and the cricket pitch.

274

275 **THIRTEENTH ORDER OF BUSINESS** **Approval of Minutes**

276

277 **A. Workshop: July 14, 2022**

278 The following changes were made:

279 Lines 30 and 126: Insert "Gracia" after "Heidi"

280 Line 21: Change "Carol" to "Roberta Carroll"

281 **B. Board of Supervisors: July 21, 2022**282 **I. Summary of Motions**

283 The following changes were made:

284 Line 30: Insert "Parag Shah"

285 Line 31: Insert "Anoop Reddy"

286 Lines 54 through 56: Change "On MOTION by Mr. Acoff and seconded by Mr. Fontcha,  
287 with all in favor, the projected assessment of \$2,577.90 per unit, as reflected in the proposed  
288 Fiscal Year 2023 budget, for noticing purposes, was approved." to "On MOTION by Mr. Acoff  
289 and seconded by Mr. Fontcha, with Mr. Acoff, Mr. Fontcha, Mr. Castillo and Ms. Belyea in favor

290 and Mr. Shah dissenting, the projected assessment of \$2,577.90 per unit, as reflected in the  
291 proposed Fiscal Year 2023 budget, for noticing purposes, was approved. (Motion passed 4-1)”

292 **II. Regular Meeting**

293 The following changes were made:

294 Line 30: Insert “Parag Shah”

295 Line 31: Insert “Anoop Reddy”

296 Line 55: Change “Marsh Pitts” to “Morris Bridge”

297 Lines 261 through 263: Change “On MOTION by Mr. Acoff and seconded by Mr. Fontcha,  
298 with all in favor, the projected assessment of \$2,577.90 per unit, as reflected in the proposed  
299 Fiscal Year 2023 budget, for noticing purposes, was approved.” to “On MOTION by Mr. Acoff  
300 and seconded by Mr. Fontcha, with Mr. Acoff, Mr. Fontcha, Mr. Castillo and Ms. Belyea in favor  
301 and Mr. Shah dissenting, the projected assessment of \$2,577.90 per unit, as reflected in the  
302 proposed Fiscal Year 2023 budget, for noticing purposes, was approved. (Motion passed 4-1)”

303 Line 391: Change “CDD” to “TPD”

304 Mr. Acoff voiced his opinion that Mr. Shah’s statement should be removed because it is  
305 not a request, it is an opinion. Mr. Shah concurred and stated the statement should be placed  
306 under “Other Business” on lines 393 and 394. Mr. Acoff voiced his opinion that the exchange  
307 between Mr. Shah and Ms. McIntyre had nothing to do with CDD official business and his  
308 statement should be stricken from the minutes. Mr. Shah stated the exchange transpired after  
309 District Counsel’s letter was read into the record and voiced his opinion that the statement  
310 should stand.

311 Lines 405 and 406: Move sentence “Mr. Shah expressed his opinion that Ms. McIntyre  
312 has evil intentions for the community and questioned her previously filing 16 lawsuits against  
313 the POA and her motives in general.” to the end of the Sixteenth Order of Business

314 Lines 405: Insert “There were no Supervisors’ requests.”

315 Discussion ensued regarding whether to eliminate Mr. Shah’s statement from the  
316 record, unprofessional comments and excluding profane and untrue statements from previous  
317 minutes.

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

319 This item was not addressed.

320 C. **Sunshine Board Online Workshop: July 22, 2022 – August 17, 2022 (to be provided**  
321 **under separate cover)**

322 D. **Security Committee – August 1, 2022**

323 E. **LAF Committee – August 1, 2022**

324 F. **Other**

325

326 **On MOTION by Mr. Shah and seconded by Mr. Castillo, with Mr. Shah, Mr.**  
327 **Castillo, Mr. Fontcha and Ms. Belyea in favor, and Mr. Acoff dissenting, the July**  
328 **14, 2022 Workshop Meeting Minutes, as amended, the July 21, 2022, Summary**  
329 **of Motions and Regular Meeting Minutes, as amended, and the July 22, 2022 to**  
330 **August 17, 2022 Sunshine Board Online Workshop Meeting, August 1, 2022**  
331 **Security Committee Meeting and the August 1, 2022 LAF Committee Meeting**  
332 **Minutes, as presented, were approved. (Motion passed 4-1)**

333

334

335 **FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial**  
**Statements as of June 30, 2022**

336

337

338 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022.

339 Mr. Acoff asked about the \$700,000 loan data sheet. Mr. Adams stated no adjustments  
340 were made to the sheet. He would update it for the September meeting.

341 Mr. Shah asked how much cash is in the bank. Mr. Adams stated most of the CDD’s  
342 funds are in the “Suntrust – operating acct” as reflected on Page 1 of the Balance Sheet.

343 Discussion ensued regarding unassigned funds, working capital, the \$700,000 note and  
344 estimated burn rate.

345 The financials were accepted.

346

347 **FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

348

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

350 Mr. Adams reported the following:

351 ➤ Mr. Chang is preparing a resubmittal of the design for the permit for the outfall  
352 structures in the next few weeks.

353 ➤ The permits are expected by the latter part of September or early October. Thereafter,  
354 the project will be able to go out to bid and make repairs during the dry season.

355 **B. Facilities Manager: *John Hall***

356 Mr. Hall presented the August 2022 Activity Report and discussed the following:

357 ➤ LMP's proposals for well repair were reviewed; the recommendation is to replace the  
358 well with all new equipment.

359 Discussion ensued regarding the costs to repair the wells and replacing equipment, rust  
360 stains from the Morris Bridge gate to the intersections, bundling the LMP proposals and  
361 obtaining additional bids.

362 ➤ Coordinating with Ryan Homes to resolve the drainage issues in Capri.

363 ➤ Coordinating with neighboring communities to raise awareness of the hog issue.

364 Mr. Hall answered questions about the fountain at Morris Bridge, replacing the gym  
365 door, installing a TV in the gym, 6:00 to 10:00 rover, overnight rover, engaging a towing  
366 company, parking violations, whether a camera for the buoys was purchased, video footage of  
367 a perpetual speeder and the POA.

368 Per Mr. Shah, Mr. Hall will contact the City of Tampa regarding the sewer manholes and  
369 request a credit from Envera, as the radar system is incapacitated. Mr. Hall to contact Alex to  
370 report a perpetual speeder.

371 Regarding the request to hold the 5K event in the CDD, Mr. Adams stated that Ms.  
372 Schewe will coordinate with Ms. Lawrence to formulate a plan based upon a previous 5K event.  
373 Mr. Castillo stated a decision will be made at the next meeting.

374 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

375 • **NEXT MEETING DATE: September 15, 2022 at 6:00 P.M.**

376 ○ **QUORUM CHECK**

377 The next meeting would be held on September 15, 2022.

378

379 **SIXTEENTH ORDER OF BUSINESS**

**Other Business**

380

381 There was no other business.

382



383 **SEVENTEENTH ORDER OF BUSINESS** **Public Comments (*non-agenda items*)**

384  
385 A resident suggested that CDD Staff block the soccer field with cones or barricades to  
386 avoid accidents.

387 Discussion ensued regarding bollards, the parking lot, pavers, the original concept in  
388 pricing of the soccer field project, replacing the floating dock and boat ramp.

389 Ms. Belyea stated Elcam has commenced lake inspections and suggested making sure  
390 the docks are inspected.

391

392 **EIGHTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

393  
394 Mr. Castillo asked Mr. Adams to include dock inspection by the POA on the next agenda.

395

396 **NINETEENTH ORDER OF BUSINESS** **Adjournment**

397  
398 There being no further business to discuss, the meeting adjourned at 9:47 p.m.

399

400

401

402 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

403

404

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407

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

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

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

**MINUTES**

**AIII**

### CORY LAKE CDD

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

## CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
15	11.18.21	<b>ACTION/AGENDA</b>	Mr. Adams to draft a letter to homeowners, listing all of the positive things that the Board has done, is currently considering, including challenges, forward it to Board Members for feedback and include it on the next agenda.			X	01.20.22
16	11.18.21	<b>ACTION/AGENDA</b>	Ms. Schewe to revise the Clubhouse Rental Policy and present it at the next meeting.			X	01.20.22
17	11.18.21	<b>ACTION</b>	Mr. Hall to invite representatives from GuardOne, Securitas and Trident Protective Services to the January meeting.			X	01.20.22
18	11.18.21	<b>ACTION/AGENDA</b>	Mr. Shah to forward a letter regarding road privatization to Mr. Adams to disseminate to the other Supervisors and include on the next agenda.			X	12.16.21
19	11.18.21	<b>ACTION</b>	Mr. Shah would contact a pharmacist and ask him to coordinate with Ms. Schewe to set up the vaccine event for children aged 5 to 11.			X	12.16.21
20	11.18.21	<b>ACTION</b>	Mr. Hall to issue modified post orders to security to place stickers on vehicles blocking the sidewalks and parked on the street, photograph and notate it.			X	12.16.21
21	11.18.21	<b>ACTION</b>	Ms. Schewe to forward all newsletters to the Administrative Staff to be posted on the CDD website.	X			
22	12.16.21	<b>ACTION</b>	Ms. Schewe to contact neighboring CDDs regarding reservation blackout dates and report her findings at the next meeting.			X	01.20.22
23	12.16.21	<b>AGENDA</b>	Mr. Adams to include "Facility Rental Policy/Rates" on the next agenda.			X	01.20.22
24	12.16.21	<b>AGENDA</b>	Staff to include discussion item on next agenda about allowing future POA updates on CDD agendas.			X	01.20.22
25	12.16.21	<b>ACTION</b>	Mr. Hall to invite 3 security firms under consideration to the next meeting.			X	01.20.22
26	12.16.21	<b>ACTION</b>	Mr. Hall to invite Mr. Tim Gay to the next meeting.			X	06.16.22
27	12.16.21	<b>ACTION</b>	Staff to invite an OLM representative to the February meeting.			X	06.16.22
28	01.20.22	<b>ACTION</b>	Mr. Hall to continue researching references of security contractors and forward his findings to the Board.			X	03.17.22
29	01.20.22	<b>ACTION</b>	Ms. Schewe to modify the Social Media policy and email it to the Board.			X	02.17.22
30	01.20.22	<b>ACTION</b>	Ms. Schewe to revise CLI Facility Rental Policy, subject to the items discussed.			X	2.17.22

## CORY LAKE CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
31	01.20.22	<b>ACTION</b>	Per Mr. Acoff, Ms. Schewe to notify Barbados and Java residents of the manhole repairs start dates.			X	02.17.22
32	01.20.22	<b>ACTION</b>	Ms. Schewe to forward emails to Mr. Forbes and Ms. Springer regarding setting up a Zoom meeting with the Board.			X	02.17.22
33	01.20.22	<b>AGENDA</b>	Mr. Adams to include a joint POA/CDD meeting for the first hour of the February meeting & add "Resolving Street Parking" as a discussion item.			X	02.17.22
34	01.20.22	<b>AGENDA</b>	Mr. Adams to put "Security Proposal Consideration" & "Holiday Lighting Presentation – Tim Gay" as discussion items on the February agenda.			X	06.16.22
35	02.17.22	<b>ACTION</b>	Mr. Hall to secure and present updated final proposals from SI and Allied.			X	03.17.22
36	02.17.22	<b>AGENDA</b>	Mr. Adams to include "Security Proposal Consideration" with proposals from Allied and SI on the March agenda.			X	03.17.22
37	02.17.22	<b>ACTION</b>	Ms. Schewe to send an eblast every 10 days, urging residents to join the CDD Facebook page.	X			
38	02.17.22	<b>ACTION</b>	Mr. Hall to order "no music" signage for the basketball courts and "no hard balls allowed" for the cricket field.			X	06.16.22
39	02.17.22	<b>ACTION</b>	Mr. Hall to confer with the rover about comments made by Mr. Sanyam Shah.			X	3.17.22
40	02.17.22	<b>AGENDA</b>	Mr. Adams to include "TPD Presence & Traffic Enforcement" on the March agenda			X	3.17.22
41	02.17.22	<b>AGENDA</b>	Mr. Adams to include "Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair" on the March Agenda			X	3.17.22
42	02.17.22	<b>AGENDA</b>	Mr. Adams to include "Consideration: Award of Security Contract to either Allied or Securitas" on the next agenda.			X	3.17.22
43	03.17.22	<b>ACTION</b>	Ms. Schewe to send an additional e-blast and post a link stressing pool safety.			X	06.16.22
44	03.17.22	<b>ACTION</b>	Mr. Hall to inspect the lake behind Mr. Sideique's house, inspect a damaged fence in Capri Isle and check the lights on the volleyball court.			X	06.16.22
45	03.17.22	<b>ACTION/AGENDA</b>	Mr. Adams to transmit revised post orders to Board Members via email. Mr. Adams to carry over post order revisions as a review/discussion item on the next agenda.			X	06.16.22

### 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
46	03.17.22	<b>ACTION</b>	Staff to invite Allied representatives to every meeting for the next six months.			X	06.16.22
47	03.17.22	<b>ACTION</b>	Mr. Adams to email policy specific to sidewalks and roads to the Board.			X	06.16.22
48	03.17.22	<b>AGENDA</b>	Mr. Adams to include County Commissioner Ken Hagen's presentation on the next agenda			X	06.16.22
49	04.21.22	<b>ACTION</b>	County Commissioner Ken Hagen will provide an update on what the long-range plans were for the Chapel area in the next couple of months.			X	06.16.22
50	04.21.22	<b>ACTION</b>	Mr. Small to provide suggestions and proposals to replace aged plant material and provide amounts to Mr. Adams to incorporate in the Fiscal Year 2023 budget, and to advise crew clean up the hedges and debris toward Cross Creek Boulevard.			X	06.16.22
51	04.21.22	<b>ACTION</b>	Ms. Schewe to post Resolution 2022-04 to the website, which contains relevant dates to be considered a candidate for the upcoming election.			X	06.16.22
52	04.21.22	<b>ACTION</b>	Ms. Schewe to post Resolution 2022-06 to the website, and announce the Parking and Towing Policy was approved at the CDD meeting and would become effective on May 1, 2022.			X	06.16.22
53	04.21.22	<b>ACTION</b>	Mr. Forbes to email a sample Security Incident Report to the Board.			X	06.16.22
54	04.21.22	<b>ACTION/AGENDA</b>	Staff to clean up latest version of the Post Orders and present the final draft version at the next meeting.			X	06.16.22
55	04.21.22	<b>ACTION/AGENDA</b>	Mr. Adams to make "Security-Update: Allied Universal" a stand-alone agenda item on agendas for the foreseeable future.			X	06.16.22
56	04.21.22	<b>ACTION</b>	Mr. Hall to review what charges caused the "Security-gate maintenance & Repair line-item budget to exceed budget.			X	06.16.22
57	04.21.22	<b>ACTION</b>	Ms. Schewe to eblast new office hours to be effective on May 1, 2022.			X	06.16.22
58	04.21.22	<b>ACTION/AGENDA</b>	WHA Staff to move up "Staff Reports-Office Administrator: Amanda Schewe" to after public comments.			X	06.16.22
59	04.21.22	<b>ACTION</b>	Mr. Hall to email Mr. Holmes requesting outcome of the meeting on addressing freon issue.			X	06.16.22
60	04.21.22	<b>ACTION</b>	Mr. Hall to work with Ms. Schewe on sending e-blast to the community regarding golf cart use.			X	06.16.22

## 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
61	04.21.22	<b>ACTION/AGENDA</b>	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	06.16.22
62	05.19.22	<b>ACTION</b>	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	06.16.22
63	05.19.22	<b>ACTION</b>	Ms. Schewe to email the Board's uniform choices to Mr. Henderson.			X	06.16.22
64	05.19.22	<b>ACTION</b>	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	06.16.22
65	05.19.22	<b>ACTION</b>	Mr. Adams would email a copy of the SOLitude contract to Mr. Acoff.			X	06.16.22
66	05.19.22	<b>ACTION</b>	Per Mr. Acoff, Mr. Adams would prepare a reconciliation sheet of sources and uses of the \$700,000 loan for tracking purposes.			X	06.16.22
67	05.19.22	<b>ACTION</b>	Mr. Hall to contact the Construction Engineer regarding safety concerns for motorists turning left onto CLI from Morris Bridge.			X	06.16.22
68	05.19.22	<b>ACTION</b>	Mr. Hall to invite Tim from Holiday Illuminations to the June meeting.			X	06.16.22
69	05.19.22	<b>AGENDA</b>	Mr. Adams to include holiday lighting discussion item on next agenda.			X	06.16.22
70	05.19.22	<b>AGENDA</b>	Mr. Adams to include Fiscal Year 2023 Budget Review as a discussion item on the next agenda.			X	06.16.22
71	06.16.22	<b>ACTION</b>	Ms. Schewe to amend the swim instructor contract and forward a copy to Ms. Agnew.	X			
72	06.16.22	<b>ACTION</b>	Ms. Schewe to contact Members of the POA Board, LAF and the Color Committee to set a meeting date to discuss CLI's color palate.	X			
73	06.16.22	<b>ACTION</b>	Per Mr. Acoff, Staff to obtain a copy of the COT's Emergency Plan for hurricanes.	X			
74	06.16.22	<b>ACTION</b>	Mr. Adams to prepare a breakdown schedule listing sources and uses of funds and add check boxes for completed and pending items.			X	07.21.22
75	06.16.22	<b>ACTION</b>	Mr. Hall to secure proposals to level out the soccer field and presented them at the next meeting.			X	07.21.22
76	06.16.22	<b>ACTION</b>	Mr. Hall to contact TPD and request police patrols to CLI to control speeders.			X	07.21.22



## 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
77	06.16.22	<b>ACTION</b>	Mr. Adams would finalize the date and time of the next joint POA/CDD meeting with Mr. Rawls of the POA.			X	07.21.22
78	06.16.22	<b>AGENDA</b>	Mr. Adams to include the wish-list of improvements as it was presented previously.			X	07.21.22
79	07.21.22	<b>AGENDA</b>	Mr. Adams to include a Resolution to consider the slate of officers on the next agenda.	X		X	08.18.22
80	07.21.22	<b>ACTION</b>	Mr. Adams would prepare an addendum to the holiday lighting contract	X			
81	07.21.22	<b>ACTION</b>	Per Mr. Castillo, Mr. Hall to write a letter to Waste Management asking them to not damage the garbage cans	x			
82	07.21.22	<b>AGENDA</b>	Mr. Adams to move up the Security Update after Public Comments on all future agendas.	X		X	08.18.22
83	07.21.22	<b>ACTION</b>	Ms. Schewe to start a campaign through email and the Facebook page to alert TPD of any security issues, what information will be needed, time of day, etc., and would continue to work with Becky and Mr. Henderson to make sure issues are getting addressed.	X			
84	07.21.22	<b>ACTION</b>	Mr. Hall to purchase a camera for the No Wake Zone buoy and for the kitchen in the Clubhouse.	X			
85	07.21.22	<b>ACTION/AGENDA</b>	Mr. Adams will invite the Tennis Coach to the next meeting and include the Tennis Contract as a discussion item in the next agenda.	X			
86	08.18.22	<b>ACTION</b>	Ms. Schewe to coordinate with Ms. Lawrence to formulate an event plan for the 5K run, based on prior events and report back to the Board.	X			
87	08.18.22	<b>ACTION</b>	Ms. Schewe to draft rules for Beach Club usage similar to the gym and pool rules, including charging a deposit, for review at the next meeting.	X			
88	08.18.22	<b>ACTION</b>	Mr. Adams to update the financials to include the \$700,000 loan data for review at the next meeting.	X			
89	08.18.22	<b>ACTION</b>	Mr. Hall to contact City of Tampa about the sewer manholes, request a credit from Envera because of a broken radar system and contact Alex to report a perpetual.	X			
90	08.18.22	<b>AGENDA</b>	Mr. Adams to include dock inspection by the POA on the next agenda.	X			

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

**MINUTES**

**D**

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

Date of Meeting: Tuesday, September 6, 2022                      Next meeting: October 3, 2022

Time: 5:15 pm

Location: Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida

### **Minutes**

**Meeting called to order:** 5:15pm

**In attendance:** Norma Walker; Cindy McIntire, Dinah Lykтей; Deb Maronic; Rich Carpenter; John Hall, Facilities Manager.

#### **Landscape**

##### **Entrances:**

##### **Cross Creek Entrance:**

Ligustrum trees along entrance road to stop sign will be trimmed back to curbing when LMP gets the opportunity to do so. Two trees on either side of the stop sign have been removed for better visibility.

Sometimes there are no telling signs as to when a tree will be affected by wind and fall. When it falls, it falls. Falling could be caused by the water table underneath, winds, or any number of other causes.

All the planting at the entrance has been completed for the year.

##### **Morris Bridge Entrance:**

Update on well drilling progress – The Board wanted savings to the cost proposal, and now must vote at the upcoming meeting on the approval to do the work.

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

Corner palms at Isle entrances owned by homeowners – By unanimous approval, LAF recommends to the Board to emphasize to the POA that to make the street corners and crossing areas safer as well as to give more consistency throughout the community, the POA should require homeowners to trim the reclinata palms on their property.

#### **Facilities**

##### **Roadways:**

Paver replacement will be continuing on the Cross Creek entrance.

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

Discussion regarding any future changes to the Beach Club morphed into discussion regarding a new gym – size, costs, etc.

There should be no requirement for use of remotes for the TVs by the end of the week as the new system should be completed by then.

#### **Other items**

After discussion of problems on the lake, such as roving docks, the inability for John to inspect the lake, trees in the water, conservation islands, weir structures, etc. the committee voted unanimously to recommend that the Board purchase a Jon boat, motor and trailer for such use.

**Adjournment: 6:22 pm**

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**

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

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

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	
<b>ASSETS</b>					
Operating account					
Iberia - operating acct	\$ 9,631	\$ -	\$ -	\$ -	\$ 9,631
Iberia - debit card	2,856	-	-	-	2,856
SunTrust - operating acct	497,380	-	-	-	497,380
SunTrust - debit card	2,259	-	-	-	2,259
MMK account	884,302	-	-	-	884,302
Investments					
Revenue	-	120,729	181,834	18,563	321,126
Reserve	-	52,409	229,214	10,000	291,623
Prepayment	-	135	5,326	-	5,461
Due from other	40,244	-	-	-	40,244
Due from other funds					
Deposits	23,154	-	-	-	23,154
Retainer	5,000	-	-	-	5,000
Total assets	<u>\$ 1,464,826</u>	<u>\$ 173,273</u>	<u>\$ 416,374</u>	<u>\$ 28,563</u>	<u>\$ 2,083,036</u>
<b>LIABILITIES</b>					
<b>Liabilities:</b>					
Accounts payable	\$ 30,021	\$ -	\$ -	\$ -	\$ 30,021
Credit card	439	-	-	-	439
JSAPP deposit	4,214	-	-	-	4,214
Total liabilities	<u>34,674</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>34,674</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred receipts	38,438	-	-	-	38,438
Total deferred inflows of resources	<u>38,438</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>38,438</u>
<b>FUND BALANCES</b>					
Nonspendable					
Deposits	23,154	-	-	-	23,154
Restricted for:					
Debt service	-	173,273	416,374	28,563	618,210
Assigned					
3 months working capital	368,241	-	-	-	368,241
Unassigned	1,000,319	-	-	-	1,000,319
Total fund balances	<u>1,391,714</u>	<u>173,273</u>	<u>416,374</u>	<u>28,563</u>	<u>2,009,924</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,464,826</u>	<u>\$ 173,273</u>	<u>\$ 416,374</u>	<u>\$ 28,563</u>	<u>\$ 2,083,036</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
<b>REVENUES</b>					
Assessment levy: net of discounts	\$ -	\$ 2,283,363	\$ 2,279,150	100%	\$ 1,899,292
Interest and miscellaneous	785	25,603	30,000	85%	25,000
Misc capital improvements loan	-	700,000	-	N/A	-
Total revenues	<u>785</u>	<u>3,008,966</u>	<u>2,309,150</u>	<u>130%</u>	<u>1,924,292</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	-	6,600	12,000	55%	10,000
Payroll services	51	635	600	106%	500
Payroll taxes - FICA	-	505	900	56%	750
Payroll taxes - unemployment	-	-	325	0%	271
District management	4,583	45,833	55,000	83%	45,833
Assessment roll preparation	417	4,167	5,000	83%	4,167
Bond amortization schedule fee	-	-	1,500	0%	1,250
Disclosure report	250	2,500	3,000	83%	2,500
Trustee	-	7,112	7,200	99%	6,000
Audit	-	6,400	6,400	100%	5,333
Arbitrage rebate calculation	-	-	2,500	0%	2,083
Legal - general counsel	1,685	12,126	5,000	243%	4,167
Engineering	10,755	56,003	10,000	560%	8,333
Insurance: general liability & public officials	-	34,837	35,000	100%	29,167
Insurance: worker's compensation	-	4,356	5,500	79%	4,583
Legal advertising and Sunshine Board	719	1,106	4,500	25%	3,750
Bank fees	-	-	1,500	0%	1,250
Credit card discount	22	190	200	95%	167
Dues & licenses	-	175	175	100%	146
Postage	103	2,236	2,000	112%	1,667
Office supplies	-	345	-	N/A	-
Tax collector	-	45,707	94,965	48%	79,138
Contingencies	46	1,179	2,000	59%	1,667
COI	-	4,000	-	N/A	-
Total administrative	<u>18,631</u>	<u>236,012</u>	<u>255,265</u>	<u>92%</u>	<u>212,721</u>
<b>Field operations</b>					
<b>Utilities</b>					
Communication	2,601	25,728	20,000	129%	16,667
Website	-	-	705	0%	588
ADA website compliance	-	420	210	200%	175
Streetlights	18,333	154,169	120,000	128%	100,000
Electricity	7,115	48,558	50,000	97%	41,667
Propane	-	-	400	0%	333
Water, sewer & irrigation	2,292	21,954	15,000	146%	12,500
Solid waste removal	668	6,677	6,200	108%	5,167
Sewer lift stations	170	2,050	2,500	82%	2,083
Total utilities	<u>31,179</u>	<u>259,556</u>	<u>215,015</u>	<u>121%</u>	<u>179,179</u>
<b>Security operations</b>					
Security staffing contract services	42,097	281,226	340,000	83%	283,333
Contractual virtual guard	4,063	58,224	90,000	65%	75,000
Off-duty policing	-	11,144	21,000	53%	17,500
Total security operations	<u>46,160</u>	<u>350,594</u>	<u>451,000</u>	<u>78%</u>	<u>375,833</u>

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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Field office administration					
Field manager	5,009	50,868	61,000	83%	50,833
Assistant field manager	-	152	15,000	1%	12,500
Office administrator	3,769	37,782	49,000	77%	40,833
Payroll taxes	937	8,871	13,500	66%	11,250
U.C. tax	-	205	-	0%	-
Seasonal decorations	-	60,000	60,000	100%	50,000
Beach club office equipment	766	3,382	4,500	75%	3,750
Beach club office supplies	403	2,450	4,000	61%	3,333
Beach club gym supplies	2,553	16,548	20,600	80%	17,167
Guard office equipment	-	230	1,000	23%	833
Guard office supplies	-	336	1,500	22%	1,250
Community events supplies	425	15,212	18,500	82%	15,417
Pool & beach club attendants	3,476	27,158	26,000	104%	21,667
Total field office administration	<u>17,338</u>	<u>223,194</u>	<u>274,600</u>	81%	<u>228,833</u>
Landscape maintenance					
Landscaping	31,904	438,651	407,000	108%	339,167
Mulch	-	3,150	-	N/A	-
Beach sand	-	2,385	3,000	80%	2,500
Annuals & seasonal plant installation	-	6,520	5,000	130%	4,167
Plant replacement	15,169	25,272	30,000	84%	25,000
Sod replacement	-	480	10,000	5%	8,333
Well maintenance - irrigation	-	-	3,000	0%	2,500
Irrigation - maintenance	684	5,475	7,500	73%	6,250
Tree removal	-	25,048	35,000	72%	29,167
Lake & pond maintenance	3,864	39,436	52,000	76%	43,333
Total landscape maintenance	<u>51,621</u>	<u>546,417</u>	<u>552,500</u>	99%	<u>460,417</u>
Facilities maintenance					
Outside facilities maintenance	1,442	53,336	100,000	53%	83,333
Capital reinvestment note 2022 repayment	-	-	162,975	0%	135,813
Car and cart repairs and maintenance	1,042	8,697	6,000	145%	5,000
Rentals and leases	1,766	15,190	20,000	76%	16,667
Cleaning	1,430	15,583	16,000	97%	13,333
Pest control	-	1,200	1,800	67%	1,500
Security gate maintenance & repair	900	11,301	5,000	226%	4,167
Security gate maintenance & repair - cachet	424	1,610	2,000	81%	1,667
Monuments & signs	-	2,624	5,000	52%	4,167
Fountains	610	1,734	7,000	25%	5,833
Storm water drainage	-	5,011	35,000	14%	29,167
Recreation equipment maintenance & repair	500	14,819	15,000	99%	12,500
Building equipment maintenance & repair	25	11,133	15,000	74%	12,500
Pressure washing	-	1,250	7,500	17%	6,250
Paver, streets and sidewalk repairs, cleaning	3,680	49,678	75,000	66%	62,500
Total facilities maintenance	<u>11,819</u>	<u>193,166</u>	<u>473,275</u>	41%	<u>394,396</u>



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

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance (pool)					
Pool maintenance	3,495	18,970	21,000	90%	17,500
Pool repairs	-	7,204	6,000	120%	5,000
Pool heater utilities	164	7,625	10,000	76%	8,333
Pool permit	-	275	575	48%	479
Total facilities maintenance (pool)	<u>3,659</u>	<u>34,074</u>	<u>37,575</u>	91%	<u>31,313</u>
Total field operations	<u>161,776</u>	<u>1,607,001</u>	<u>2,003,965</u>	80%	<u>1,669,971</u>
<b>Debt service</b>					
Principal	-	140,000	-	N/A	-
Interest	-	5,396	-	N/A	-
Total debt service	<u>-</u>	<u>145,396</u>	<u>-</u>		<u>-</u>
<b>Infrastructure reinvestment</b>					
Capital improvement program					
Capital outlay	<u>55,000</u>	<u>165,000</u>	<u>-</u>	N/A	<u>-</u>
Total infrastructure reinvestment	<u>55,000</u>	<u>165,000</u>	<u>-</u>	N/A	<u>-</u>
Total expenditures	<u>235,407</u>	<u>2,153,409</u>	<u>2,259,230</u>	95%	<u>1,882,692</u>
Excess/(deficiency) of revenues over/(under) expenditures	(234,622)	855,557	49,920 *		
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer in	<u>-</u>	<u>-</u>	<u>27,029</u>	0%	<u>22,524</u>
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>27,029</u>	0%	<u>22,524</u>
Net change in fund balances	<u>(234,622)</u>	<u>855,557</u>	<u>76,949</u>		
Fund balance - beginning (unaudited)	<u>1,626,336</u>	<u>536,157</u>	<u>566,705</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	391,395	391,395	564,808 **		
Unassigned	<u>1,000,319</u>	<u>1,000,319</u>	<u>78,846</u> ***		
Fund balance - ending	<u>\$ 1,391,714</u>	<u>\$ 1,391,714</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 JULY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ 108,401	\$ 108,072	100%
Interest	92	141	-	N/A
Total revenues	<u>92</u>	<u>108,542</u>	<u>108,072</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	35,000	30,000	117%
Interest	-	73,569	73,569	100%
Total debt service	<u>-</u>	<u>108,569</u>	<u>103,569</u>	105%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,167	4,503	48%
Total other fees & charges	<u>-</u>	<u>2,167</u>	<u>4,503</u>	48%
Total expenditures	<u>-</u>	<u>110,736</u>	<u>108,072</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	92	(2,194)	-	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	5,135	-	N/A
Total other financing sources	<u>-</u>	<u>5,135</u>	<u>-</u>	N/A
Net change in fund balances	92	2,941	-	
Fund balances - beginning	173,181	170,332	168,945	
Fund balances - ending	<u>\$ 173,273</u>	<u>\$ 173,273</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 JULY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ 496,911	\$ 495,440	100%
Interest	221	345	-	N/A
Total revenues	<u>221</u>	<u>497,256</u>	<u>495,440</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	450,000	450,000	100%
Principal prepayment	-	15,000	15,000	100%
Interest	-	25,000	24,797	101%
Total debt service	<u>-</u>	<u>490,000</u>	<u>489,797</u>	100%
<b>Other fees &amp; charges</b>				
Tax collector	-	9,939	20,643	48%
Total other fees & charges	<u>-</u>	<u>9,939</u>	<u>20,643</u>	48%
Total expenditures	<u>-</u>	<u>499,939</u>	<u>510,440</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	221	(2,683)	(15,000)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(5,135)	-	N/A
Total other financing sources	<u>-</u>	<u>(5,135)</u>	<u>-</u>	N/A
Net change in fund balances	221	(7,818)	(15,000)	
Fund balances - beginning	416,153	424,192	402,524	
Fund balances - ending	<u>\$ 416,374</u>	<u>\$ 416,374</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 JULY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Interest and miscellaneous income	\$ -	\$ 17	\$ -	N/A
Total revenues	<u>-</u>	<u>17</u>	<u>-</u>	N/A
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Note principal	-	44,845	44,845	100%
Note interest	-	1,090	1,090	100%
Total debt service	<u>-</u>	<u>45,935</u>	<u>45,935</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	-	(45,918)	(45,935)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	-	-	(27,029)	0%
Total other financing sources	<u>-</u>	<u>-</u>	<u>(27,029)</u>	0%
Net change in fund balances	-	(45,918)	(72,964)	
Fund balances - beginning	28,563	74,481	72,964	
Fund balances - ending	<u>\$ 28,563</u>	<u>\$ 28,563</u>	<u>\$ -</u>	

**CORY LAKES**

Community Development District

Series 2013 Bonds

\$1,425,000

**Debt Service Schedule**

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

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

## **CORY LAKES**

Community Development District

Series 2017 Note

\$235,000

### **Debt Service Schedule**

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

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

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

**STAFF**  
**REPORTS**  
**B**



# Cory Lakes Community Development District

## Facilities Manager

### Sept. 2022, Activity Report

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#### BEACH CLUB

1. Replaced a/c filters and cleaned drain lines. (Monthly)
2. Brushed down building. (Ongoing over summer months)
3. Helped keep sanitized.
4. Roof is completed. Permit inspection on 9/8/2022
5. Met with Enos painting. Price is higher than two previous proposals.
6. Replaced toilet handles and flappers in both toilets.
7. Finished installing lights in the kitchen area.

#### Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Received last of replacement lounge slings. Starting on finishing those.
5. Ordered slings for table chairs. (Materials on backorder)

#### 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. Spectrum installed cable for gym TV's. Life Fitness to program units on 9/12/2022
5. Installed TV on weight side of gym.

#### 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 on 9/11/2022. Report will be provided at monthly Board meeting.
4. LMP working on seasonal cutbacks.
5. LMP working on cleaning flowerbeds and conservation wood line.

6. LMP working on seasonal cutbacks of trees.
7. LMP installed two Sylvester palms at MB entrance.
8. LMP removed several diseased palms and a couple ligustrum trees to enhance visibility at stop signs.

#### LAKE MANAGEMENT

1. Solitude working hard to get lake weeds under control. I have been seeing positive gains. The rain has hampered progress as the treatment needs time on plants before it rains.

#### SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed. Lots of new faces. Still having lots of turn over. Seems every week is a new face. Need a new 6-10 rover position.
3. Working with Allied management to ensure rover is following along with parking policy enforcement.
4. So far we have 235 street parking violators notified, 13 are in a towable status and 57 sidewalk parking violators notified. So far no issues from residents that have been warned. Seems to be having positive affects.
5. Working on parking policy exception request. Completed and finished forms for residents to fill out. Will try and have a downloadable version added to the CDD website.
6. Working out contract details with new towing vendor. New entrance signs in progress.

#### OTHER ACTIONS

1. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair. Ongoing
2. Repaired some paver areas around the community. Ongoing
3. Repaired tennis court screening. (ongoing) Replacing all netting on newer courts due to storm damage. (This has started already)
1. Working with Ryan Homes on Capri Isle drainage issues. The contractor has started the homes along Tahiti Isle. Sod was going down 9/8-9/9 and then SWFWMD will be out to inspect. Ryan Homes didn't pull permit with City so hopefully that doesn't create an issue for Ryan Homes in getting residents Code violations removed.
2. Working with District engineer on drainage issue on Cachet Isle. Ongoing ( Resident reported that they have an engineer on board and will continue to update.
3. Working on adding ball stop safety netting along wood line by cricket pitch.. Vendor should be able to start work the week of 9/12/2022

4. Have to fix drainage issue on field made worse by cricket pitch. Vendor to start work the week of 9/12/2022
5. Fountain at Morris Bridge entry pond will need a new pump and motor. Vendor has ordered.
6. Reset timers in Capri fountains. Normal during summer storm season
7. Working with Arbor Green and Hunters Green to raise awareness of the hog issue in our communities. We reached out to the City of Tampa, County and SWFWMD. All are looking into possible solutions. SWFWMD is looking to contract a trapper or trappers in October. No new updates.
8. Arbor Green will clean the fence along Cross Creek entry.
9. Replaced timer for court lighting.
10. Replaced contactors for lighting on new courts.
11. Sent emails to City of Tampa regarding plans for manholes. No response as of yet.

#### Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Have to repair the pedestrian gate. The decorative panels are being broken out. Probably from being kicked open.

#### Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Fixed A/C drain line.
3. Have to replace one sconce light due to short in fixture.

#### Action Plan for Oct.

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. Should be done in August, September
5. Work with Engineer on Cachet issues.
6. Verify timeline for well replacement. (Not soon, looking at other vendors.)
7. Work with LMP on palm trimming projects.
8. Work with LMP on community mulching.
9. Work with vendor on sidewalk pressure washing.
10. Start planning Holiday lighting installation timeframe.

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

**STAFF**  
**REPORTS**  
**C**

## CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

#### LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 20, 2022</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>November 17, 2022</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>December 15, 2022</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>January 19, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>February 16, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>March 16, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>April 20, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>May 18, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>June 15, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		

<b>July 20, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>August 17, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>September 21, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		