

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

March 16, 2023

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Cory Lakes Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone (561) 571-0010•Fax (561) 571-0013•Toll-free: (877) 276-0889

March 9, 2023

Board of Supervisors
Cory Lakes Community Development District

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

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on March 16, 2023 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/Pledge of Allegiance
2. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Acceptance of Unaudited Financial Statements as of January 31, 2023
6. Staff Updates
 - A. Envera
 - B. Landscape Maintenance
 - C. Allied Universal
7. Staff Report - Office Administrator: *Amanda Evans*
 - A. Discussion/Consideration of Beach Club Facility Agreement
 - B. Update: Digital Islander
8. Discussion: Community Social Walk Event
9. Continued Discussion: Community Survey Regarding Building a Gym Vs Adding on Beach Club Vs No Gym
 - Triton Polling and Research Proposal and Introduction for Phone Survey

- 10. Continued Discussion: Insurance Requirements for Instructors
- 11. Continued Discussion: Food Safety at CDD Events
- 12. Committee Reports
 - A. Security
 - B. Landscape Aquascape Facilities (LAF)
- 13. Approval of Minutes
 - A. Board of Supervisors: February 16, 2023
 - I. Summary of Motions
 - II. Regular Meeting
 - III. Action/Agenda or Completed Items
 - B. LAF Committee: March 6, 2023
 - C. Other
- 14. Staff Reports
 - A. District Engineer: *Johnson Engineering, Inc.*
 - Update/Consideration of Proposals for Weir Replacement
 - B. Facilities Manager: *John Hall*
 - Update/Consideration of Proposals for Monument/Entry Improvements
 - Continued Discussion: Towing Issues and Options
 - C. District Counsel: *Straley Robin Vericker, P.A.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 20, 2023 at 6:00 PM

○ QUORUM CHECK

SEAT 1	RONALD ACOFF	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	RENE FONTCHA	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	JORGE CASTILLO	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	ANN BELYEA	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	CYNTHIA MCINTYRE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 15. Other Business

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

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR PUBLIC PARTICIPATION

<https://us02web.zoom.us/j/83397954590>

MEETING ID: 833 9795 4590

OR

CALL IN NUMBER: 1-929-205-6099

MEETING ID: 833 9795 4590

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2023**

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2023**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	
ASSETS					
Operating account					
Iberia - operating acct	\$ 9,720	\$ -	\$ -	\$ -	\$ 9,720
Iberia - debit card	2,856	-	-	-	2,856
SunTrust - operating acct-2700	97,460	-	-	-	97,460
SunTrust - operating acct-2321	566,199	-	-	-	566,199
SunTrust - debit card	4,694	-	-	-	4,694
MMK account	1,622,935	-	-	-	1,622,935
Investments					
Revenue	-	150,943	269,100	18,563	438,606
Reserve	-	52,303	3,150	10,001	65,454
Prepayment	-	-	1,053	-	1,053
Undeposited funds	379	-	-	-	379
Due from other	3,806	-	-	-	3,806
Due from other governments	943	-	-	-	943
Due from other funds					
General	-	43	39	-	82
Deposits	23,154	-	-	-	23,154
Retainer	5,000	-	-	-	5,000
Total assets	<u>\$ 2,337,146</u>	<u>\$ 203,289</u>	<u>\$ 273,342</u>	<u>\$ 28,564</u>	<u>\$ 2,842,341</u>
LIABILITIES					
Liabilities:					
Accounts payable	\$ 30,421	\$ -	\$ -	\$ -	\$ 30,421
Credit card	331	-	-	-	331
Due to other funds					
Debt service fund - series 2013	43	-	-	-	43
Debt service fund - series 2013A-1	39	-	-	-	39
JSAPP deposit	4,214	-	-	-	4,214
Total liabilities	<u>35,048</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>35,048</u>
FUND BALANCES					
Nonspendable					
Deposits	23,154	-	-	-	23,154
Restricted for:					
Debt service	-	203,289	273,342	28,564	505,195
Assigned					
3 months working capital	458,915	-	-	-	458,915
Unassigned	1,820,029	-	-	-	1,820,029
Total fund balances	<u>2,302,098</u>	<u>203,289</u>	<u>273,342</u>	<u>28,564</u>	<u>2,807,293</u>
Total liabilities and fund balances	<u>\$ 2,337,146</u>	<u>\$ 203,289</u>	<u>\$ 273,342</u>	<u>\$ 28,564</u>	<u>\$ 2,842,341</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year To Date	Adopted Budget	% of Budget	% of Budget	Prorated Budget
REVENUES						
Assessment levy: net of discounts	\$ 57,132	\$ 2,220,567	\$ 2,380,347	93%	\$ 159,780	\$ 793,449
Interest and miscellaneous	3,849	12,484	30,000	42%	17,516	10,000
Total revenues	<u>60,981</u>	<u>2,233,051</u>	<u>2,410,347</u>	93%	<u>177,296</u>	<u>803,449</u>
EXPENDITURES						
Administrative						
Supervisors	1,000	2,000	12,000	17%	10,000	4,000
Payroll services	58	172	600	29%	428	200
Payroll taxes - FICA	77	153	900	17%	747	300
Payroll taxes - unemployment	-	-	325	0%	325	108
District management	4,583	18,333	55,000	33%	36,667	18,333
Assessment roll preparation	417	1,667	5,000	33%	3,333	1,667
Bond amortization schedule fee	-	-	1,500	0%	1,500	500
Disclosure report	250	1,000	3,000	33%	2,000	1,000
Trustee	4,148	7,704	7,200	107%	(504)	2,400
Audit	500	500	6,400	8%	5,900	2,133
Arbitrage rebate calculation	-	-	2,500	0%	2,500	833
Legal - general counsel	285	949	10,000	9%	9,051	3,333
Engineering	213	3,048	10,000	30%	6,952	3,333
Insurance: general liability & public officials	-	39,293	42,000	94%	2,707	14,000
Insurance: worker's compensation	-	4,170	5,500	76%	1,330	1,833
Legal advertising and Sunshine Board	-	-	4,500	0%	4,500	1,500
Bank fees	-	-	1,500	0%	1,500	500
Credit card discount	28	102	200	51%	98	67
Dues & licenses	-	175	175	100%	-	58
Postage	118	369	2,000	18%	1,631	667
Tax collector	1,125	44,440	99,181	45%	54,741	33,060
Contingencies	422	772	2,000	39%	1,228	667
Total administrative	<u>13,224</u>	<u>124,847</u>	<u>271,481</u>	46%	<u>146,634</u>	<u>90,494</u>
Field operations						
Utilities						
Communication	5,039	14,828	20,000	74%	5,172	6,667
Website	-	-	705	0%	705	235
ADA website complaince	-	210	210	100%	-	70
Streetlights	19,277	59,540	155,000	38%	95,460	51,667
Electricity	8,430	22,638	60,000	38%	37,362	20,000
Propane	-	-	400	0%	400	133
Water, sewer & irrigation	956	3,451	20,000	17%	16,549	6,667
Solid waste removal	-	2,763	8,000	35%	5,237	2,667
Sewer lift stations	170	595	2,500	24%	1,905	833
Total utilities	<u>33,872</u>	<u>104,025</u>	<u>266,815</u>	39%	<u>162,790</u>	<u>88,938</u>
Security operations						
Security staffing contract services	1,168	69,029	445,000	16%	375,971	148,333
Contractual virtual guard	4,063	18,754	59,000	32%	40,246	19,667
Off-duty policing	2,470	3,733	21,000	18%	17,267	7,000
Total security operations	<u>7,701</u>	<u>91,516</u>	<u>525,000</u>	17%	<u>433,484</u>	<u>175,000</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year To Date	Adopted Budget	% of Budget	% of Budget	Prorated Budget
Field office administration						
Field manager	5,415	21,272	67,100	32%	45,828	22,367
Office administrator	3,958	16,283	53,900	30%	37,617	17,967
Payroll taxes	723	3,019	15,000	20%	11,981	5,000
Seasonal decorations	-	29,475	60,000	49%	30,525	20,000
Beach club office equipment	587	1,717	4,500	38%	2,783	1,500
Beach club office supplies	283	2,043	3,000	68%	957	1,000
Beach club gym supplies	-	1,566	20,600	8%	19,034	6,867
Guard office equipment	-	-	1,000	0%	1,000	333
Guard office supplies	-	-	1,500	0%	1,500	500
Community events supplies	127	8,851	18,500	48%	9,649	6,167
Pool & beach club attendants	84	1,903	26,000	7%	24,097	8,667
Miscellaneous field expense	9,450	9,450	-	N/A	(9,450)	-
Total field office administration	<u>20,627</u>	<u>95,579</u>	<u>271,100</u>	35%	<u>175,521</u>	<u>90,367</u>
Landscape maintenance						
Landscaping	30,800	221,146	407,000	54%	185,854	135,667
Beach sand	-	-	3,000	0%	3,000	1,000
Annuals & seasonal plant installation	-	2,000	5,000	40%	3,000	1,667
Plant replacement	561	710	30,000	2%	29,290	10,000
Sod replacement	-	-	10,000	0%	10,000	3,333
Well maintenance - irrigation	-	-	3,000	0%	3,000	1,000
Irrigation - maintenance	19	1,946	7,500	26%	5,554	2,500
Tree removal	616	17,873	35,000	51%	17,127	11,667
Lake & pond maintenance	-	11,593	55,640	21%	44,047	18,547
Total landscape maintenance	<u>31,996</u>	<u>255,268</u>	<u>556,140</u>	46%	<u>300,872</u>	<u>185,380</u>
Facilities maintenance						
Outside facilities maintenance	38,211	101,247	100,000	101%	(1,247)	33,333
Capital reinvestment note 2022 repayment	-	10,442	161,292	6%	150,850	53,764
Car and cart repairs and maintenance	356	2,184	6,000	36%	3,816	2,000
Rentals and leases	706	2,117	31,644	7%	29,527	10,548
Cleaning	1,430	4,290	16,000	27%	11,710	5,333
Pest control	-	300	1,800	17%	1,500	600
Security gate maintenance & repair	4,225	4,599	5,000	92%	401	1,667
Security gate maintenance & repair - cachet	67	1,434	2,000	72%	566	667
Monuments & signs	-	-	5,000	0%	5,000	1,667
Fountains	-	-	7,000	0%	7,000	2,333
Storm water drainage	-	-	35,000	0%	35,000	11,667
Recreation equipment maintenance & repair	1,082	4,125	15,000	28%	10,875	5,000
Building equipment maintenance & repair	336	3,372	15,000	22%	11,628	5,000
Pressure washing	-	1,500	7,500	20%	6,000	2,500
Paver, streets and sidewalk repairs, cleaning	-	35,088	75,000	47%	39,912	25,000
Total facilities maintenance	<u>46,413</u>	<u>170,698</u>	<u>483,236</u>	35%	<u>312,538</u>	<u>161,079</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year To Date	Adopted Budget	% of Budget	% of Budget	Prorated Budget
Facilities maintenance (pool)						
Pool maintenance	-	3,495	21,000	17%	17,505	7,000
Pool repairs	-	151	7,000	2%	6,849	2,333
Pool heater utilities	710	1,272	8,000	16%	6,728	2,667
Pool permit	-	-	575	0%	575	192
Total facilities maintenance (pool)	<u>710</u>	<u>4,918</u>	<u>36,575</u>	13%	<u>31,657</u>	<u>12,192</u>
Total field operations	<u>141,319</u>	<u>722,004</u>	<u>2,138,866</u>	34%	<u>1,416,862</u>	<u>712,955</u>
Infrastructure reinvestment						
Capital improvement program						
Capital outlay	-	-	360,000	0%	360,000	120,000
Total infrastructure reinvestment	-	-	360,000	0%	360,000	120,000
Total expenditures	<u>154,543</u>	<u>846,851</u>	<u>2,770,347</u>	31%	<u>1,923,496</u>	<u>923,449</u>
Excess/(deficiency) of revenues over/(under) expenditures	(93,562)	1,386,200	(360,000) *			
Fund balance - beginning (unaudited)	<u>2,395,660</u>	<u>915,898</u>	<u>1,004,835</u>			
Fund balance - ending (projected)						
Assigned						
3 months working capital	482,069	482,069	482,069 **			
Unassigned	1,820,029	1,820,029	162,766 ***			
Fund balance - ending	<u>\$2,302,098</u>	<u>\$2,302,098</u>	<u>\$ 644,835</u> ****			

Notes:

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

*Waiting on invoices from on-site.

* This number determined by subtracting total expenditures from total revenues

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

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

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

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013
FOR THE PERIOD ENDED JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 2,543	\$ 98,853	\$ 106,214	93%
Interest	434	2,083	-	N/A
Total revenues	<u>2,977</u>	<u>100,936</u>	<u>106,214</u>	95%
EXPENDITURES				
Debt service				
Principal	-	30,000	30,000	100%
Principal prepayment	-	230,000	-	N/A
Interest	-	36,269	71,788	51%
Total debt service	<u>-</u>	<u>296,269</u>	<u>101,788</u>	291%
Other fees & charges				
Tax collector	50	1,976	4,426	45%
Total other fees & charges	<u>50</u>	<u>1,976</u>	<u>4,426</u>	45%
Total expenditures	<u>50</u>	<u>298,245</u>	<u>106,214</u>	281%
Excess/(deficiency) of revenues over/(under) expenditures	2,927	(197,309)	-	
Fund balances - beginning	<u>200,362</u>	<u>400,598</u>	<u>175,749</u>	
Fund balances - ending	<u>\$ 203,289</u>	<u>\$ 203,289</u>	<u>\$ 175,749</u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013A-1
FOR THE PERIOD ENDED JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: net of discounts	\$ 2,295	\$ 89,208	\$ 93,958	95%
Interest	664	2,030	-	N/A
Total revenues	<u>2,959</u>	<u>91,238</u>	<u>93,958</u>	97%
EXPENDITURES				
Debt service				
Principal	-	-	460,000	0%
Principal prepayment	-	5,000	5,000	100%
Interest	-	6,301	12,534	50%
Total debt service	<u>-</u>	<u>11,301</u>	<u>477,534</u>	2%
Other fees & charges				
Tax collector	45	1,783	3,915	46%
Total other fees & charges	<u>45</u>	<u>1,783</u>	<u>3,915</u>	46%
Total expenditures	<u>45</u>	<u>13,084</u>	<u>481,449</u>	3%
Excess/(deficiency) of revenues over/(under) expenditures	2,914	78,154	(387,491)	
Fund balances - beginning	<u>270,428</u>	<u>195,188</u>	<u>387,491</u>	
Fund balances - ending	<u>\$ 273,342</u>	<u>\$ 273,342</u>	<u>\$ -</u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017 NOTE
FOR THE PERIOD ENDED JANUARY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service	<u>-</u>	<u>-</u>
Total debt service	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>28,564</u>	 <u>28,564</u>
Fund balances - ending	<u><u>\$ 28,564</u></u>	<u><u>\$ 28,564</u></u>

CORY LAKES
Community Development District
Series 2013 Bonds
\$1,425,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	30,000.00	5.000%	36,268.75	66,268.75
05/01/2023			35,518.75	35,518.75
11/01/2023	30,000.00	5.000%	35,518.75	65,518.75
05/01/2024			34,768.75	34,768.75
11/01/2024	30,000.00	5.625%	34,768.75	64,768.75
05/01/2025			33,925.00	33,925.00
11/01/2025	35,000.00	5.625%	33,925.00	68,925.00
05/01/2026			32,940.63	32,940.63
11/01/2026	35,000.00	5.625%	32,940.63	67,940.63
05/01/2027			31,956.25	31,956.25
11/01/2027	40,000.00	5.625%	31,956.25	71,956.25
05/01/2028			30,831.25	30,831.25
11/01/2028	40,000.00	5.625%	30,831.25	70,831.25
05/01/2029			29,706.25	29,706.25
11/01/2029	45,000.00	5.625%	29,706.25	74,706.25
05/01/2030			28,440.63	28,440.63
11/01/2030	45,000.00	5.625%	28,440.63	73,440.63
05/01/2031			27,175.00	27,175.00
11/01/2031	50,000.00	5.625%	27,175.00	77,175.00
05/01/2032			25,768.75	25,768.75
11/01/2032	50,000.00	5.625%	25,768.75	75,768.75
05/01/2033			24,362.50	24,362.50
11/01/2033	55,000.00	5.625%	24,362.50	79,362.50
05/01/2034			22,815.63	22,815.63
11/01/2034	55,000.00	6.125%	22,815.63	77,815.63
05/01/2035			21,131.25	21,131.25
11/01/2035	60,000.00	6.125%	21,131.25	81,131.25
05/01/2036			19,293.75	19,293.75
11/01/2036	65,000.00	6.125%	19,293.75	84,293.75
05/01/2037			17,303.13	17,303.13
11/01/2037	70,000.00	6.125%	17,303.13	87,303.13
05/01/2038			15,159.38	15,159.38
11/01/2038	70,000.00	6.125%	15,159.38	85,159.38
05/01/2039			13,015.63	13,015.63
11/01/2039	75,000.00	6.125%	13,015.63	88,015.63
05/01/2040			10,718.75	10,718.75
11/01/2040	80,000.00	6.125%	10,718.75	90,718.75
05/01/2041			8,268.75	8,268.75
11/01/2041	85,000.00	6.125%	8,268.75	93,268.75
05/01/2042			5,665.63	5,665.63
11/01/2042	90,000.00	6.125%	5,665.63	95,665.63
05/01/2043			2,909.38	2,909.38
11/01/2043	95,000.00	6.125%	2,909.38	97,909.38
Total	\$1,230,000.00	-	\$979,618.75	\$2,209,618.75

CORY LAKES

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022			6,300.75	6,300.75
05/01/2023	460,000.00	2.710%	6,233.00	466,233.00
Total	\$460,000.00	-	\$12,533.75	\$472,533.75

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

7

Office Administrator & Events Monthly Report

Meeting date: March 16, 2022

CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine website, email blast, Facebook and signage updates.
- Routine invoice coding and AP aging reports.
- There was a total of 5 Beach Club rentals.
- Continued training of office staff.
- In the process of hiring and training pool staff for the summer season

CDD Events

UPCOMING:

- Spring Festival | 3/18/23 11am-1pm- There will be a 12ft dry slide, Bungee trampoline, rock wall, DJ (confirmed with new DJ), face painting, petting zoo and egg hunts. **Weather may cause this event to be postponed. Working with our vendor to get a rain date**
- End of School Bash | 5/26/23 1:00pm-3:00pm – DJ, games, prizes and end of school celebration will happen poolside at the end of the school day. DJ is already set up and we will start getting the giveaway prizes. Snow cones will be free to residents while supplies last.

COMPLETED:

- International Food & Arts Festival | 2/18/23 11am-2pm – This event was a huge success. We had 38/40 vendors showed up and set up. Set up and clean up went very well. There was a great turn out and I do believe everyone had fun! **event report will appear in the next agenda**

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

7A

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. **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

Date

CDD Staff

Date

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

9

Triton Polling and Research welcomes the opportunity to conduct a live phone poll of the Cory Lakes community.

Based on the list of resident phone numbers being up-to-date, **we can secure 100 fully completed five-question surveys for \$4,500.**

Alternatively, in accordance with the February 17th request to revise this proposal to accommodate twice the number of questions, ten questions instead of just five questions, **we can secure 100 fully completed ten-question surveys for \$6,000.**

If the final number of questions approved by the Board is more than 5 and less than 10, pricing will be prorated accordingly.

We understand the value of doubling the number of questions from five questions to ten questions so that all stakeholders can ensure that the questions that matter most to them, individually, are included.

4 attempts will be made to every phone number on the list of 1,025 residents, correlating to up to 4,100 calls.

The results package will include topline results, which give the overall combined responses to each question from all of the residents who took the poll. The topline results are easy to review at meetings and, if wanted, with residents.

The results package will also include crosstabs, which break the results down by demographics and other factors and cross-reference all questions. The crosstabs are an in-depth exploration that gives you an understanding of where residents stand on the questions the poll addresses based on their demographics.

Additionally, we are happy to comprehensively review the results by phone.

There are no additional costs of any kind and we can get the poll started expediently once you formally greenlight it.

[POLL INTRODUCTION]

A new and bigger gym is being proposed for our community. The new gym would have much more space so that the needs of all residents can be accommodated, enhancing the quality of life at Cory Lakes and allowing for more recreational activities, including healthy after school activities for students. The new gym, featuring a full fitness center, would be built on a three-acre plot of land across from the Capri Isles entrance, just west of the Morris Bridge gatehouse.

1. Does any member of your household use the **current** gym?
 - A. Yes
 - B. No

2. How often do members of your household use the **current** gym?
 - A. Every day
 - B. Two or three times each week.
 - C. Once each week
 - D. Two or three times each month
 - E. Once each month

3. What times of day work best for members of your household to use the **current** gym?
 - A. Before 6:00 am
 - B. [6:00 am - 9:00 am]
 - C. [9:00 am - 3:00 pm]
 - D. [3:00 pm - 6:00 pm]
 - E. [6:00 pm - 9:00 pm]
 - F. After 9pm

4. Would you use the current gym more if it offered more services and features?
 - A. Yes
 - B. No

5. How would you rate Cory Lakes Isles' **current** gym compared to the gyms of similar gated communities?
 - A. Very poor
 - B. Poor
 - C. Average

- D. Good
 - E. Excellent
6. In your opinion, how does the current gym measure up to Cory Lakes Isles' standing as a premier community in Tampa Bay?
- A. Poorly
 - B. Average
 - C. Very good
 - D. Outstanding
7. Should Cory Lakes Isles build a new Gym/Wellness Center **at No Cost to homeowners**? This option would be entirely financed by the sale of the land adjacent to Morris Bridge entrance to a developer, with a strict binding requirement to build up to 10 new premium homes. Those ten new premium homes would have the added benefit of increasing CDD revenues by about \$25,000 per year.
- A. Yes
 - B. No
 - C. Not Sure
8. Alternatively, would you want to have a new Gym/Wellness Center built if it was financed by a special assessment instead? A special assessment would be a set amount that would be repaid by home owners via CDD fees across a specific number of years, for example, \$200 a year for five years.
- A. Yes
 - B. No
 - C. Not sure
9. If a new Gym/Wellness Center is built, what should the priorities for it be? Choose all that apply.
- A. More space to accommodate more people at a time
 - B. More fitness equipment
 - C. Organized activities for all ages
 - D. Something else. Please explain: _____.
 - E. Not sure
10. If a new Gym/Wellness Center is built, should non-resident be allowed access in exchange for a monthly membership fee as done by other communities?

- A. Yes
- B. No

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

11

From: [Chuck Adams](#)
To: [Gianna Denofrio](#); [Daphne Gillyard](#)
Cc: [John Hall](#); [Amanda Schewe](#)
Subject: FW: Cory Lakes - Food Poisoning Question
Date: Monday, February 6, 2023 4:01:29 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[CDC - Food Safety for Buffets and Parties.pdf](#)
[FDA - Serving-Up-Safe-Bufferets-\(PDF\).pdf](#)
[USDA - 7 Steps Community Meals.pdf](#)
[Sample Release and Waiver Adult.rtf](#)
[image005.jpg](#)

Good afternoon

Please forward this email and attachments to the Cory Lakes CDD BOS as an fyi and place on Feb agenda for additional discussion

Thankyou

Best Regards,

Chesley 'Chuck' Adams
Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Ryan Rupnarain <rrupnarain@egisadvisors.com>
Sent: Monday, February 6, 2023 10:23 AM
To: Chuck Adams <adamsc@whhassociates.com>
Cc: Michelle Thomas <mthomas@egisadvisors.com>; Underwriting <underwriting@egisadvisors.com>; Risk Services <riskservices@egisadvisors.com>
Subject: RE: Cory Lakes - Food Poisoning Question

Good morning Chuck,

Apologies for the delay in getting back to you. For CDD sponsored events that include food, we encourage districts to contract with a catering/food service provider as they'd typically be able to better control the associated risks including those related to foodborne illnesses, allergens, etc. Contracting with such a firm also provides the opportunity for the district to transfer risk away from itself and back to the vendor via contract language and additional insured status. That said, if the district elects to move forward with more of a homemade and served option, the associated risks would be retained by the district. To mitigate those risks, we'd recommend the following:

Reminding those who may be participating in the preparation and distribution of food at such events to review and adhere to food safety guidelines is important in reducing the likelihood of food related

illnesses. Resources such as those attached, from agencies like the CDC, FDA, and USDA may be referenced as the district plans for and publicizes the event. In addition to these food safety guidelines, it would be prudent for those preparing food to provide a list of ingredients to inform those who may have food allergies.

An additional layer of protection including risk transfer may also be considered. One example would be a registration form that would include acknowledgement of food safety rules. The same form can include waiver, indemnification, and hold harmless language in favor of the district. The district can also consider having attendees sign a participation waiver. I've attached a generic waiver that was drafted by FIA panel counsel. It can be used as a starting point but will need to be modified by district counsel to better fit each particular event.

I hope this helps. Please let us know if you have any questions.

Best Regards,

Ryan Rupnarain, ARM CPSI
Sr. Manager, Loss Control Services

Egis Insurance & Risk Advisors

250 International Parkway, Suite 260

Lake Mary, FL 32746

Direct: (321) 273.2047

Mobile:(407) 878.9971

Fax: (407) 732.7321

Email: RRupnarain@egisadvisors.com



Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)
Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)



Food Safety

[Food Safety Home](#)

Food Safety for Buffets and Parties

What You Need to Know

- Separate raw meat, chicken and other poultry, seafood, and eggs from ready-to-eat foods.
- Use a food thermometer to make sure foods are cooked to a temperature hot enough to kill germs.
- Germs that can make you sick grow quickly when food is in the “Danger Zone,” between 40°F and 140°F.
- Refrigerate leftovers within 2 hours of cooking. Divide leftovers into smaller portions to cool faster.



Gathering friends and family is fun, but beware of uninvited party guests. Foodborne germs can crash your buffet and make people sick with food poisoning. When cooking, preparing, or serving food for large groups, it's important to keep food safe. Follow these steps to keep foodborne germs from spoiling your party.

Keep It Clean

- [Wash your hands](#) with soap and running water for at least 20 seconds before, during, and after preparing food and before eating. Wash your hands after using the bathroom and touching pets.
- [Wash your cutting boards](#), dishes, utensils, and countertops with hot, soapy water or in the dishwasher after preparing each food item.

Separate Raw Meat From Other Foods

- [Separate](#) raw meat, chicken and other poultry, seafood, and eggs from foods that won't be cooked before eating, such as fruit, salad greens, deli salads, and bread.
 - Keep raw meat, chicken and other poultry, seafood, and eggs separate from other foods when shopping for groceries and in the refrigerator.
 - Use one cutting board, plate, or knife for raw meat, chicken and other poultry, and seafood and a separate cutting board, plate, or knife for produce, bread, and other foods that won't be cooked.

Cook to a Safe Temperature

- Use a food thermometer to make sure foods are [cooked](#) to an internal temperature hot enough to kill germs. Check this [chart for safe internal temperatures](#) [↗](#).
- Follow recommended [microwave cooking instructions and standing times](#). [↗](#)
 - Cold spots—areas that are not completely cooked when microwaved—can provide a hiding place for germs.
 - Always follow cooking instructions and directions for standing time, which is the extra time food should rest to finish cooking.

Cook Meat and Eggs to Safe Internal Temperatures

www.cdc.gov/foodsafety



145°F



Pork Roast



Rack of Lamb



Beef Brisket

After cooking, let meat rest for 3 minutes before serving.

145°F



Fish Fillet

160°F



Ground Beef



Egg Dish

165°F



Ground Turkey



Turkey



Chicken



Leftovers

[View Larger](#)

Serve Foods Safely

- If preparing food in advance, divide cooked food into [shallow containers](#) and store in a refrigerator or freezer. This encourages rapid, even cooling.
- Keep hot foods hot at 140°F or warmer. Use slow cookers, chafing dishes, and warming trays to keep food hot on the buffet table.
- Keep cold foods cold at 40°F or below. Use small serving trays and replace often with fresh platters from the refrigerator, or place serving dishes in bowls of ice so they stay chilled.
- For picnics and other outdoor meals, keep cold food in a cooler filled with ice or frozen gel packs until just before serving.
- Catering or [getting food delivered](#)? Make sure food that is catered or delivered stays at a safe temperature.

The Two-Hour Rule

- Some foods will quickly become unsafe to eat if not refrigerated or frozen, such as meat, chicken and other poultry, seafood, dairy, cut fruit, some vegetables, and cooked leftovers.
- Throw away any of these perishable foods that have been left out for **2 hours** or more.
- Toss them after **1 hour** if they've been sitting out at temperatures of 90°F or hotter, such as food served at a picnic or outdoor family reunion.

Store and Reheat Leftovers the Right Way

- Divide leftovers into [smaller portions](#) or pieces for faster cooling, place in shallow containers, and refrigerate or freeze.
- Leftover foods should be refrigerated at 40°F or below as soon as possible and within 2 hours of preparation. It's OK to put hot foods directly into the refrigerator.
- Leftovers should be reheated to at least 165°F before serving. This includes leftovers warmed up in the microwave.
- Learn how long food can be stored safely in the [refrigerator and freezer](#).

More Information

Food Safety Features

Serving Up Safe Buffets



Plan a “bacteria-free buffet” with these easy tips for food safety when entertaining. Bon appétit!

Entertaining is one of the mainstays of the holiday season — and helps commemorate milestone events throughout the year, too. With proper preparation, you can be creative and tempt your party guests with an array of fun platters while still keeping food safety in mind!

Size Matters

If you're planning a buffet at home and are not sure how quickly the food will be eaten, keep buffet serving portions small.

- Prepare a number of small platters and dishes ahead of time, and replace the serving dishes with the fresh ones throughout the party.
- Store cold back-up dishes in the refrigerator and keep hot dishes in the oven set at 200 °F to 250 °F prior to serving. This way, your late arriving guests can safely enjoy the same appetizing arrangements as the early arrivals.

Take Temperatures

Hot foods should be kept at an internal temperature of 140 °F or warmer.

- Use a food thermometer to check. Serve or keep food hot in chafing dishes, slow cookers, and warming trays.
- Be aware that some warmers only hold food at 110 °F to 120 °F, so check the product label to make sure your warmer has the capability to hold foods at 140 °F or warmer. This is the temperature that's required to keep bacteria at bay!
- Eggs and egg dishes, such as quiches or soufflés, may be refrigerated for serving later but should be thoroughly reheated to 165 °F before serving.

Chill Out

Cold foods should be kept at 40 °F or colder.

- Keep cold foods refrigerated until serving time.
- If food is going to stay out on the buffet table longer than 2 hours, place plates of cold food on ice to retain the chill.



Keep It Fresh

Don't add new food to an already filled serving dish.

- Instead, replace nearly empty serving dishes with freshly filled ones.
- Be aware that during the party, bacteria from people's hands can contaminate the food. Plus, bacteria can multiply at room temperature.

Watch the Clock

Remember the 2-Hour Rule: Discard any perishables left out at room temperature for more than 2 hours, unless you're keeping it hot or cold.

- If the buffet is held in a place where the temperature is above 90 °F, the safe holding time is reduced to 1 hour.
- Watch the clock with leftovers, too! Whether you're sending "doggie bags" home with guests or are saving them for yourself, leftovers should be refrigerated as soon as guests arrive home and/or within 2 hours!

Adapt "Old Family Recipes" Safely

Some of your favorite traditional recipes may call for raw or lightly cooked eggs. These may include homemade Caesar salad dressing, ice cream, custards, rice pudding, chocolate mousse, eggnog, and some sauces.

However, some raw eggs can contain harmful bacteria. These can be particularly dangerous when consumed by those at higher risk for foodborne illness – such as pregnant women, young children, older adults, and those who may have a weakened immune system because of organ transplants or diseases like diabetes, cancer, or HIV/AIDS.

Help keep your party guests safe by adapting your favorite egg containing recipes (or substituting prepared products for some items). Here's how:



- Add the eggs to the amount of liquid called for in the recipe, then heat the mixture until it reaches 160 °F on a food thermometer.

OR

- Use store-bought products of the foods listed above, which are often already cooked or pasteurized. (Check the label to be sure.)

OR

- Purchase pasteurized eggs. These eggs can be found in some supermarkets and are labeled "pasteurized." Here are several types consumers can buy:
 - Fresh, pasteurized eggs in the shell (found in the refrigerator section).
 - Liquid, pasteurized egg products (found in the refrigerator section).
 - Frozen, pasteurized egg products (found in the frozen food section).
 - Powdered egg whites (found in the baking section).

Safe Food Handling: Four Simple Steps

CLEAN



SEPARATE



COOK








CHILL







CLEAN

Wash hands and surfaces often

-  Wash your hands with warm water and soap for at least 20 seconds before and after handling food and after using the bathroom, changing diapers, and handling pets.
-  Wash your cutting boards, dishes, utensils, and counter tops with hot soapy water after preparing each food item.
-  Consider using paper towels to clean up kitchen surfaces. If you use cloth towels, launder them often in the hot cycle.
-  Rinse fresh fruits and vegetables under running tap water, including those with skins and rinds that are not eaten. Scrub firm produce with a clean produce brush.
-  With canned goods, remember to clean lids before opening.





SEPARATE

Separate raw meats from other foods

-  Separate raw meat, poultry, seafood, and eggs from other foods in your grocery shopping cart, grocery bags, and refrigerator.
-  Use one cutting board for fresh produce and a separate one for raw meat, poultry, and seafood.
-  Never place cooked food on a plate that previously held raw meat, poultry, seafood, or eggs unless the plate has been washed in hot, soapy water.
-  Don't reuse marinades used on raw foods unless you bring them to a boil first.






COOK

Cook to the right temperature

-  Color and texture are unreliable indicators of safety. Using a food thermometer is the only way to ensure the safety of meat, poultry, seafood, and egg products for all cooking methods. These foods must be cooked to a safe minimum internal temperature to destroy any harmful bacteria.
-  Cook eggs until the yolk and white are firm. Only use recipes in which eggs are cooked or heated thoroughly.
-  When cooking in a microwave oven, cover food, stir, and rotate for even cooking. If there is no turntable, rotate the dish by hand once or twice during cooking. Always allow standing time, which completes the cooking, before checking the internal temperature with a food thermometer.
-  Bring sauces, soups and gravy to a boil when reheating.

CHILL

Refrigerate foods promptly

-  Use an appliance thermometer to be sure the temperature is consistently 40° F or below and the freezer temperature is 0° F or below.
-  Refrigerate or freeze meat, poultry, eggs, seafood, and other perishables within 2 hours of cooking or purchasing. Refrigerate within 1 hour if the temperature outside is above 90° F.
-  Never thaw food at room temperature, such as on the counter top. There are three safe ways to defrost food: in the refrigerator, in cold water, and in the microwave. Food thawed in cold water or in the microwave should be cooked immediately.
-  Always marinate food in the refrigerator.
-  Divide large amounts of leftovers into shallow containers for quicker cooling in the refrigerator.

7 Food Safety Steps for Successful Community Meals

USDA | Food Safety and Inspection Service

February 2010

For more food safety information, “Ask Karen” at AskKaren.gov or call the toll-free USDA Meat and Poultry Hotline at **1-888-MPHotline (1-888-674-6854)**; TTY: 1-800-256-7072; www.fsis.usda.gov

Whether preparing food for a family reunion or a community gathering, people who are great cooks at home don't necessarily know how to safely prepare and store large quantities of food for large groups. Food that is mishandled can cause foodborne illness. However, by following some simple steps, volunteer cooks can make the event safe and successful!

Be Food Safe! Prepare with Care

CLEAN.



Wash hands, utensils, and surfaces often.

SEPARATE.



Don't cross-contaminate.

COOK.



Use a food thermometer.

CHILL.



Chill food promptly.

BeFoodSafe.gov

1 Plan Ahead — Make sure the location meets your needs.

- Be sure you have enough oven, stovetop, refrigerator, freezer, and work space.
- Find out if there's a source of clean water. If not, bring water for preparation and cleaning.

2 Store & Prepare Food Safely

- Refrigerate or freeze perishable food within 2 hours of shopping or preparing; 1 hour when the temperature is above 90 °F.
- Find separate preparation areas in the work space for raw and cooked food.
- Never place cooked food back on the same plate or cutting board that held raw food.
- Wash cutting boards, dishes, utensils, and work surfaces frequently with hot, soapy water.
- Wash hands with soap and warm water for at least 20 seconds before and after handling food and after using the bathroom, changing diapers, or handling pets.

3 Cook Food to Safe Minimum Internal Temperatures — It's the only way to tell if harmful bacteria are destroyed!

- Use a food thermometer to check the internal temperature of meat, poultry, casseroles, and other food. Check temperature in several places to be sure food is cooked to a safe minimum internal temperature.
- Never partially cook food for finishing later because you increase the risk of bacterial growth.

4 Transport Food Safely – Keep hot food HOT. Keep cold food COLD.

- Keep hot food at or above 140 °F. Wrap well and place in an insulated container.
- Keep cold food at or below 40 °F. Place in a cooler with a cold source such as ice or frozen gel packs.

5 Need to Reheat? Food must be hot and steamy for serving. Just “warmed up” is not good enough.

- Use the stove, oven, or microwave to reheat food to 165 °F. Bring sauces, soups, and gravies to a boil.

6 Keep Food Out of the “Danger Zone” (40–140 °F).

- Keep hot food hot — at or above 140 °F. Place cooked food in chafing dishes, preheated steam tables, warming trays, and/or slow cookers.
- Keep cold food cold — at or below 40 °F. Place food in containers on ice.

7 When In Doubt, Throw it Out!

- Discard food left out at room temperature for more than 2 hours; 1 hour when the temperature is above 90 °F.
- Place leftovers in shallow containers. Refrigerate or freeze immediately.

(District)
RELEASE, WAIVER AND INDEMNIFICATION AGREEMENT
(ADULT)

I, _____ for myself, my heirs and personal representatives, hereby assume all liabilities, risks, injuries and hazards to myself incidental to, or as a result of, participation in _____, including transportation to and from the said activity. I acknowledge the fact that this program may have, and/or do involve, distinct or inherent risks of physical injury or possibly even death, and physical contact or other conditions or factual circumstances where physical or other injuries may occur, due to the nature of the activity. I do hereby waive, release and agree to indemnify and hold harmless the (District), its officers, agents, employees, the organizers, sponsors, activity supervisors, co-sponsoring organizations and participants for any claim, demand, liability, costs, suits, charges or compensation for loss or injury of any kind arising out of a loss or an injury, including losses or injuries arising from the negligence of the (District), its agents or employees and sponsors or activity supervisors, arising from my participation in the said activity. I assume all risk of injury, liability, and loss arising from my participation or presence at said activity. I acknowledge that the (District) will not assume any costs relating to any injury while I am involved in this activity.

This Waiver, Release and Hold Harmless/Indemnification Agreement is in consideration of the (District) or activity sponsor permitting my participation in _____ at issue and in further consideration of the (District) not requiring self-funded liability insurance coverage on my part as a condition precedent to my participation in the activity. I freely and voluntarily assume all risk of loss or injury arising from my participation in the activity whether due to my negligence, or the negligence or intentional acts of others. I acknowledge that, absent this Release and indemnification, the (District) or other sponsors of the activity would not have offered me the access to the activity because of unacceptable exposure to civil liability

claims, or the expense of providing a program that is risk-free.

I have read and understood this document and sign it freely and knowingly, intending that it shall be fully operative and effective in all respects and that it waives legal rights to which I might otherwise be entitled if I am hurt or suffer loss during my participation in that activity.

**YOU MUST CAREFULLY READ THIS DOCUMENT BEFORE SIGNING IT.
YOU ARE WAIVING OR RELEASING VALUABLE LEGAL RIGHTS.
YOU ARE ADVISED TO SEEK THE ADVICE OF AN ATTORNEY IF YOU
DO NOT FULLY UNDERSTAND THIS DOCUMENT.**

SIGNED THIS ____ DAY OF _____, 20__.

Signed in the presence of
the following witnesses:

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 a Regular Meeting on February 16, 2023 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 |
| Ann Belyea | Vice Chair |
| Ronald Acoff | Assistant Secretary |
| Rene Fontcha | Assistant Secretary |
| Cynthia McIntyre | Assistant Secretary |
| Chuck Adams | District Manager |
| Phil Chang (via telephone) | District Engineer |
| Amanda Evans | Office Administrator |
| John Hall | Facilities Manager |
| Dudley Taliaferro | Envera |
| Rich Carpenter | Resident/LAF Committee Member |

Residents who spoke were:

- | | | | | |
|-------------|---------------|---------------|----------------|-------------------|
| A.J. Forbes | Marcelo Mejia | Carlos Guzman | Angela Delgado | Dr. Arifi Ibrahim |
| Nik Viradia | Sharon Peters | Harry Ramphal | Brian Little | |

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the CLI Social Group Facility Usage Requests to utilize the facilities, provided that no alcohol is served, with the inclusion of a normal Usage Agreement, if alcohol will be served, were approved.

On MOTION by Mr. Castillo and seconded by Ms. Belyea, with Mr. Castillo, Ms. Belyea and Mr. Fontcha in favor and Mr. Acoff and Ms. McIntyre dissenting, the Triton Polling and Research proposal, in the amount of \$4,500, was approved. (Motion passed 3-2)

On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with all in favor, completing the phone survey before holding a town hall, was approved.

On MOTION by Mr. Castillo and seconded by Ms. Belyea, with all in favor, designating Ms. McIntyre as the CDD's liaison to the Security Committee, was approved.

On MOTION by Mr. Castillo and seconded by Ms. McIntyre, with all in favor, developing a Charter for all committees for Board consideration at a future meeting, was approved.

On MOTION by Ms. Belyea and seconded by Mr. Castillo, with Mr. Castillo, Ms. Belyea and Mr. Fontcha in favor and Mr. Acoff and Ms. McIntyre dissenting, removing lines 95 through 121 from the January Regular Meeting minutes, was approved. (Motion passed 3-2)

On MOTION by Mr. Castillo and seconded by Ms. Belyea, with all in favor, the January 19, 2023 Summary of Motions and Regular Meeting Minutes, as amended, and the January 20, 2023 through February 15, 2023 Sunshine Board Online Workshop and the February 6, 2023 LAF Committee Meeting Minutes, as presented, were approved.

On MOTION by Ms. McIntyre and seconded by Mr. Fontcha, with all in favor, dissolving the Sunshine Board, was approved.

On MOTION by Ms. McIntyre and seconded by Mr. Castillo, with all in favor, Resolution 2023-03, Declaring Certain Tangible Personal Property Surplus Equipment and Authorizing the District Manager to Sell or Dispose of Said Equipment as Expeditiously as Possible and Providing for an Effective Date, was adopted.

On MOTION by Ms. McIntyre and seconded by Ms. Belyea, with all in favor, authorizing Mr. Adams to secure employee medical coverage packages for full-time employees, in a not-to-exceed amount of \$500 per month, per employee, was approved.

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

AII

DRAFT

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

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The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on February 16, 2023 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
Ann Belyea	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Cynthia McIntyre	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Phil Chang (via telephone)	District Engineer
Amanda Evans	Office Administrator
John Hall	Facilities Manager
Dudley Taliaferro	Envera
Rich Carpenter	Resident/LAF Committee Member

Residents who spoke were:

A.J. Forbes	Marcelo Mejia	Carlos Guzman	Angela Delgado	Dr. Arifi Ibrahim
Nik Viradia	Sharon Peters	Harry Ramphal	Brian Little	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Castillo called the meeting to order at 6:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Castillo welcomed all meeting attendees and encouraged everyone to invite a neighbor to the next meeting.

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

41 **THIRD ORDER OF BUSINESS**

Other Supervisors’ Opening Comments

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43 Ms. McIntyre welcomed everyone, reminded residents to voice their views during the
44 two public comments sections and thanked Mr. Hall for facilitating the speakers.

45 Ms. Belyea stated she attended the last meeting remotely and it was difficult to
46 participate because the audio quality was abysmal.

47 Mr. Acoff welcomed everyone, stated that the Supervisors are cognizant that they are
48 elected to serve and represent homeowners and their public comments are duly noted.

49 Mr. Fontcha welcomed everyone and reminded the meeting attendees that the CDD
50 and the POA are different entities and the CDD Board will only address CDD matters.

51

52 **FOURTH ORDER OF BUSINESS**

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

53

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55 Resident Marcelo Mejia stated he is encouraged by the Board Members’ opening
56 remarks. He hopes this will be a brief, positive meeting. He reviewed the details of the three
57 gym options on the CDD website to dispel rumors that a new gym would be a multi-million-
58 dollar facility. Mr. Mejia does not favor any of the three options because, in his opinion, they
59 require construction of a commercial-grade facility, which is not what residents want. He
60 prefers a modest facility that is much larger than the current one. He discussed space
61 considerations and volunteered to help draft a gym proposal.

62 Resident Dr. Arifi Ibrahim stated he was surprised that the CDD recently took out a
63 \$700,000 loan to facilitate roof and weir repairs, as he thought the CDD had reserve funds for
64 such improvements. He voiced his opinion that a new gym is not a priority and the Board
65 should instead address the aging infrastructure, roads, gutters and sidewalks. He felt that
66 something must be done about the ongoing speeding. Mr. Castillo encouraged Dr. Ibrahim to
67 stay for the entire meeting, as the gym and speeding will be discussed.

68 Resident Carlos Guzman expressed his belief that the \$700,000 bond that was issued to
69 fund the roof and weir repairs will cost homeowners an additional \$100,000 in interest and the
70 amount is not sufficient to cover the weir repairs because the project is still pending and
71 estimates have increased by at least \$200,000. He thinks homeowners need CDD Supervisors
72 who are responsible with CDD funds and who are not persuaded to undertake costly projects,
73 such as a multi-million-dollar gym. He expressed shock that the CDD does not offer health

74 insurance to full-time employees and discussed a GoFundMe account set up by a resident to
75 raise money for an employee’s medical expenses. He felt it shameful that the CDD does not
76 fund a \$6,000 insurance policy but is considering spending millions on a gym. He asked the
77 Board to prioritize repairing the aging infrastructure and focus on being fiscally-responsible.

78 Resident A.J. Forbes asked the Board to sponsor the Cory Lake Community Social Walk
79 on Saturday, May 13, 2023 by allowing event organizers to use the marquee, e-blast and
80 Facebook page and for participants to use the Clubhouse. The purpose of the Social Walk is to
81 bring residents together to get to know their neighbors. Interested participants are urged to
82 contact Mr. Forbes or Ms. Evans. Mr. Castillo stated this will be considered later in the meeting.

83 Resident Harry Ramphal noted that the gym discussions have been ongoing for six or
84 seven years. He urged the Board to make a concerted effort to move forward with the gym
85 project or stop talking about it.

86 Resident Nik Viradia stated he wants to build a seawall behind his home. The Board and
87 Staff referred Mr. Viradia to Mr. John Rowles and to the POA website.

88

89 **FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of December 31, 2022**

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92 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2022 and
93 noted the changes requested by Mr. Acoff will be made and reflected in the next financials.

94 Mr. Acoff voiced his opinion that there must be more transparency in the financials, as
95 the Board needs to be positioned to show homeowners where the funds are. He noted that the
96 Fiscal Year 2023 budget funds are already allocated and there should be no comingling of funds
97 from Fiscal Year 2022 and Fiscal Year 2023. He believes the following four items need to be
98 reflected in the financials; unassigned funds, Fiscal Year 2022 balance, \$700,000 balance with
99 expenditures and the forecast of where the CDD will be as of September 30, 2023.

100 Mr. Adams will adjust the Unaudited Financials to show the breakouts requested.

101 Mr. Adams and Mr. Hall responded to questions about the tree removal contract, plant
102 replacement, negligence, “Outside facilities maintenance” and “Security staffing contract
103 services” line items, wells, warranties on the wells and roofs, monuments, securing a new
104 insurance carrier, SunTrust operating account, pool furniture and condition of the playgrounds.

105 Mr. Adams will include discussion of potential insurance carriers on the next agenda.

106 SIXTH ORDER OF BUSINESS

Staff Updates

107

- 108 ▪ **District Engineer: *Johnson Engineering, Inc.***

109 **This item, previously Item 14A, was presented out of order.**

110 Mr. Chang presented three sanitary sewer pipeline video inspection quotes, including a
111 location map. Since the quotes were received several months ago, he asked the contractors if
112 they will honor their price lists and costs, as presented. Two of the three replied agreed. The
113 third contractor, AP Civil Solutions, would add a \$1,500 mobilization fee to its invoice.

114 Discussion ensued regarding the sanitary sewer system, quotes, City of Tampa,
115 manholes, proposals received for the weir project, weir contractors and potential Southwest
116 Florida Water Management District (SWFWMD) violations if the weirs are inspected.

117 The Board's consensus was to hold off on the sewer sanitary inspections.

118 Per Mr. Acoff, Mr. Chang will try to secure reasonable quotes for the weir replacement
119 project and present them at the next meeting.

120 **Mr. Chang left the call.**

- 121 ▪ **Envera Update**

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

123 Mr. Acoff stated the Board wants to get to know Envera and gain a better understanding
124 of its system's capabilities. He wants an overview of what the CDD is paying for and to know
125 how to better secure the neighborhood.

126 Mr. Taliaferro stated that Envera's main concern is the front gate. He explained that the
127 entrance has a guard and the Envera system, which cross-checks visitors and captures visitor
128 information. The system records interactions, visitor faces, vehicle types, license plates and
129 stores driver's license data. Envera prepares and provides specific reports regarding transaction
130 access details and provides access control and surveillance of the amenities including
131 installation of a two-way audio in the pool area.

132 Mr. Taliaferro discussed specific examples of the system's capabilities and how video
133 footage can be easily pulled and transmitted upon request. He discussed Envera's history,
134 including the current number of employees and number of guards that work in-house versus
135 those that still work from home, and the number of communities Envera serves in Florida.
136 Regarding technology, aside from its current equipment, which is offered at Cory Lakes, Envera
137 is currently working on a camera that can capture footage of speeding motorists.

138 Mr. Taliaferro responded to questions about matching driver’s licenses with auto tags,
139 camera resolution and how long the system retains footage and driver’s license information .

140 Mr. Castillo stated the Board would appreciate another visit from Mr. Taliaferro when
141 the new technology becomes available. Mr. Taliaferro will follow up with Mr. Hall.

142 **A. Landscape Maintenance**

143 Mr. Hall stated the spring cutback process commenced. He responded to questions
144 about new plantings near where the wells will be installed and details of a recent incident
145 involving a distracted teenage resident.

146 **B. Allied Universal**

147 There was no update.

148

149 **SEVENTH ORDER OF BUSINESS**

**Staff Report - Office Administrator:
Amanda Evans**

150

151

152 Ms. Evans presented the February Office Administrator and Events Report.

153 Discussion ensued regarding the new digital “Islander” publication, email distribution
154 and the upcoming International Food Festival.

155 Ms. McIntyre introduced Ms. Sharon Peters, a resident and Vice Chair of the CLI Social
156 Group, and reviewed eight Facility Usage Request forms submitted by the Social Group. These
157 are being presented because of the time length of the events. The objective of the events is to
158 bring the community together for fun and friendship.

159 Discussion ensued regarding the individual events, a request for the CDD to co-sponsor
160 the Fourth of July Boat Parade and potential liability and insurance considerations.

161

162 **On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the**
163 **CLI Social Group Facility Usage Requests to utilize the facilities, provided that**
164 **no alcohol is served, with the inclusion of a normal Usage Agreement, if alcohol**
165 **will be served, were approved.**

166

167

168 Per Ms. McIntyre, Ms. Evans will email a link to the new digital Islander and associated
169 website to the Board. Mr. Adams will include the digital Islander on the next agenda.

- 170 • **Discussion/Consideration of Beach Club Facility Agreement**

171 Asked about the process if Supervisors have comments on the Beach Club Facility
 172 Agreement, Mr. Adams stated Supervisors can review the Agreement and email comments
 173 directly to Ms. Evans and copy Management. All comments will be compiled; legal comments
 174 will be emailed to District Counsel and operational comments will be emailed to Ms. Evans.

175 This item will be included on the next agenda.

176

177 **EIGHTH ORDER OF BUSINESS**

**Continued Discussion: Community Survey
 Regarding Building a Gym Vs Adding on
 Beach Club Vs No Gym**

178

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181 Referencing a handout, Mr. Adams presented a proposal from Triton Polling & Research.
 182 The basis of the questions is from a survey circulated in 2017. The questions are slightly
 183 expanded. The fee for 100 fully-completed surveys is \$4,500.

184 Discussion ensued regarding alerting residents about the new phone survey, whether to
 185 approve the proposal, utilizing “survey monkey” instead of the phone survey, taking out a \$1.5
 186 million loan to finance the gym, increased assessments, examining other gym options such as
 187 funding a new gym with the proceeds from the sale of the Meadows property and the need to
 188 consider the cost of the CDD’s other projects.

189 Mr. Castillo asked if the polling company can provide examples of questions that will be
 190 asked. Mr. Adams stated the company will look to the Board for the basis of the questions.

191

192 **On MOTION by Mr. Castillo and seconded by Ms. Belyea, with Mr. Castillo, Ms.**
 193 **Belyea and Mr. Fontcha in favor and Mr. Acoff and Ms. McIntyre dissenting,**
 194 **the Triton Polling and Research proposal, in the amount of \$4,500, was**
 195 **approved. (Motion passed 3-2)**

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197

198 • **Continued Discussion: Town Hall Meeting Regarding Potential Gym Project**

199

200 **On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with all in favor,**
 201 **completing the phone survey before holding a town hall, was approved.**

202

203

204 Mr. Adams stated Board Members should submit no more than ten pertinent questions
 205 to Management by March 5, 2023. Staff will compile the data and narrow down the questions
 206 for the survey.

207 **NINTH ORDER OF BUSINESS**

Continued Discussion: Towing Issues and Options

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209

210 Mr. Hall stated he is pursuing a towing service that is trying to obtain an exception for
211 towing from the County; a response is pending.

212 Per Mr. Castillo, Mr. Adams to include towing issues on the March agenda, under
213 Operations Reports.

214

215 **TENTH ORDER OF BUSINESS**

Discussion: Insurance Requirements for Instructors

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218 Ms. McIntyre stated that several instructors are providing lessons to residents without
219 proof of a certificate of insurance (COI). Mr. Adams stated the swim instructor has coverage.
220 Ms. McIntyre suggested establishing a COI policy and enforcing it. Mr. Castillo suggested
221 directing Staff to provide insurance forms to instructors/coaches that do not have a COI on file.

222 Discussion ensued regarding developing a policy, risk transfer, posting the policy on the
223 CDD website, posting signage near the amenities, a QR code and performing background checks
224 on instructors who teach children.

225

226 **ELEVENTH ORDER OF BUSINESS**

Discussion: Food Safety at CDD Events

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228 Mr. Adams presented an email exchange with the CDD’s insurance carrier, along with
229 food safety guidelines for buffets and parties. The insurance carrier favors having events
230 catered instead of pot lucks. He discussed FDA requirements, posting ingredients, risk transfer
231 and hold-harmless indemnification.

232 Discussion ensued regarding CDD-sponsored events where food is served, liability,
233 indemnification agreements, COIs, posting food safety guidelines on the CDD website and
234 asking event organizers to sign waivers.

235 Mr. Adams will include this item on the next agenda.

236

237 **TWELFTH ORDER OF BUSINESS**

Committee Reports

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239 **A. Security**

240 Ms. McIntyre stated that several Security Committee members recently stepped down.
241 She volunteered to be the CDD’s liaison to the Security Committee.

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On MOTION by Mr. Castillo and seconded by Ms. Belyea, with all in favor, designating Ms. McIntyre as the CDD’s liaison to the Security Committee, was approved.

Mr. Castillo noted that Mr. Acoff stepped away and did not participate in the vote.

Discussion ensued regarding the current Security Committee members, having a Safety and Security Committee instead of Security Committee, adhering to Sunshine Laws and developing a charter for all committees and a time period for development.

On MOTION by Mr. Castillo and seconded by Ms. McIntyre, with all in favor, developing a Charter for all committees for Board consideration at a future meeting, was approved.

B. Landscape Aquascape Facilities (LAF)

Mr. Carpenter presented the February LAF Committee Report.

Discussion ensued regarding non-resident use of lakes, boat tag registration requirements, issuing boat decals, establishing non-resident boat rules, giving the post orders to the security guards, POA covenants, damaged pool furniture and camera footage of the pool area. Mr. Hall presented a diagram of a lake monitoring/access camera system, with pricing.

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: January 19, 2023

I. Summary of Motions

Change “Residents present were” to “Residents who spoke”

II. Regular Meeting

The following changes were made:

Line 29: Change “Residents present were” to “Residents who spoke”

Line 146: Change “2” to “3”

Ms. Belyea asked for Lines 99 through 121 to be removed from the meeting minutes.

Discussion ensued regarding Ms. Belyea’s request, establishing a no reading of resident emails into the record and the transcription process.

277 **On MOTION by Ms. Belyea and seconded by Mr. Castillo, with Mr. Castillo, Ms.**
 278 **Belyea and Mr. Fontcha in favor and Mr. Acoff and Ms. McIntyre dissenting,**
 279 **removing lines 95 through 121 from the January Regular Meeting minutes, was**
 280 **approved. (Motion passed 3-2)**

281
 282
 283 Ms. McIntyre motioned to remove Lines 63 to 78 from the December meeting minutes.

284 Motion died for lack of second.

285 Lines 95 through 121: Delete entirely

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

287 These items were not addressed.

288 **B. Sunshine Board Online Workshop: January 20, 2023 – February 15, 2023** *(to be*
 289 *provided under separate cover)*

290 **C. LAF Committee: February 6, 2023**

291 **D. Other**

292
 293 **On MOTION by Mr. Castillo and seconded by Ms. Belyea, with all in favor, the**
 294 **January 19, 2023 Summary of Motions and Regular Meeting Minutes, as**
 295 **amended, and the January 20, 2023 through February 15, 2023 Sunshine Board**
 296 **Online Workshop and the February 6, 2023 LAF Committee Meeting Minutes,**
 297 **as presented, were approved.**

298
 299
 300 • **Discussion: Dissolving the Sunshine Board**

301 Mr. Adams suggested sunseting the Sunshine Board.

302
 303 **On MOTION by Ms. McIntyre and seconded by Mr. Fontcha, with all in favor,**
 304 **dissolving the Sunshine Board, was approved.**

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 307 **FOURTEENTH ORDER OF BUSINESS**

Staff Reports

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

- 310 • **Consideration of Sanitary Line Video Inspection Costs and Proposals**
- 311 • **Update: Proposals for Weir Replacement**

312 These items were presented during the Sixth Order of Business.

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

314 • **Consideration of Proposals for Monument Improvements**

315 Mr. Hall presented the February 2023 Activity Report.

316 The Board and Staff discussed recent damage to the gate arm at Morris Bridge,
317 suspending privileges for damaging amenities at the Beach Club, the drainage issue on Cachet
318 Isle and residents using the soccer field as a dog park.

319 **C. District Counsel: *Straley Robin Vericker, P.A.***

320 There was no report.

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

- 322 ■ **Consideration of Resolution 2023-03, Declaring Certain Tangible Personal Property**
- 323 **Surplus Equipment and Authorizing the District Manager to Sell or Dispose of Said**
- 324 **Equipment as Expeditiously as Possible and Providing for an Effective Date**
- 325 **This item was an addition to the agenda.**

326 Referencing handouts, Mr. Adams presented Resolution 2023-03.

327

328 **On MOTION by Ms. McIntyre and seconded by Mr. Castillo, with all in favor,**

329 **Resolution 2023-03, Declaring Certain Tangible Personal Property Surplus**

330 **Equipment and Authorizing the District Manager to Sell or Dispose of Said**

331 **Equipment as Expeditiously as Possible and Providing for an Effective Date, was**

332 **adopted.**

333

334

- 335 • **NEXT MEETING DATE: March 16, 2023 at 6:00 P.M.**

- 336 ○ **QUORUM CHECK**

337 The next meeting would be held on March 16, 2023.

338

339 **FIFTEENTH ORDER OF BUSINESS**

Other Business

340

341 Ms. McIntyre asked for discussion of employee benefits to be added to the next agenda.

342 Mr. Adams would research obtaining a \$6,000 base employee benefits package for the
343 next meeting.

344

345 **On MOTION by Ms. McIntyre and seconded by Ms. Belyea, with all in favor,**

346 **authorizing Mr. Adams to secure employee medical coverage packages for full-**

347 **time employees, in a not-to-exceed amount of \$500 per month, per employee,**

348 **was approved.**

349 Ms. McIntyre provided an update on a recent alligator class that was held at the
350 Clubhouse and suggested that Mr. Hall draft and present Alligator Rules for the CDD.

351 Discussion ensued regarding alligator trappers and purchasing benches.

352

353 **SIXTEENTH ORDER OF BUSINESS**

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

355

356 Resident Brian Little stated that all the members of the Security Committee quit on
357 January 31, 2023 so the CDD currently has no Security Committee.

358 Mr. Forbes asked for an answer regarding CDD-sponsorship of the Social Walk event.

359 Discussion ensued regarding use of the marquee to publicize the event.

360 Discussion of the Community Social Walk event will be included on the next agenda.

361 Mr. Mejia proposed setting a spending cap on the gym. He asked about the CDD'S
362 available leftover funds.

363 Mr. Carpenter referenced the CDD's fitness center rules and asked about the potential
364 location of a new gym.

365 Resident Angela Delgado commented on non-resident boats accessing the CDD and
366 stated the Security Committee members quit because they felt disrespected and
367 unappreciated; residents complain about speeding but rarely attend meetings.

368

369 **SEVENTEENTH ORDER OF BUSINESS**

Supervisors' Requests

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371 There were no Supervisors' requests.

372

373 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

374

375 There being no further business to discuss, the meeting adjourned at 10:17 p.m.

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377 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

AIII

CORY LAKES CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	10.21.21	ACTION	Mr. Chang: Adjust Work Authorization proposal costs & email revised cost opinion & sample exhibits to BOS before Nov mtg.			X	11.18.21
2	10.21.21	ACTION	Mr. Small: Compile list of areas where light posts need to be raised.			X	04.21.22
3	10.21.21	ACTION	Mr. Hall: Obtain security proposals & present at next meeting.			X	11.18.21
4	10.21.21	AGENDA	Mr. Hall: Have City manhole repairs update on future agendas.			X	3.17.22
5	10.21.21	ACTION	Staff: Negotiate two-ply underlayment option with Roof X for a NTE amount of \$220,000; otherwise, secure the single-ply for \$195,000.			X	11.18.21
6	10.21.21	ACTION	Mr. Hall: 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
7	10.21.21	ACTION	Mr. Hall: Change 7:15 a.m. to 10 p.m. fountain hours to 8 a.m. to 8 p.m.			X	11.18.21
8	10.21.21	ACTION	Mr. Adams: Confirm whether stickers can be put on windows of vehicles parked on streets and report findings prior to next meeting.			X	11.18.21
9	10.21.21	ACTION	Mr. Hall: Obtain quotes and requirements for community dumpster at the storage area for large bulk trash items such as mattresses			X	12.16.21
10	10.21.21	AGENDA	Mr. Adams: Include Facility Rental Policy and rates on next agenda.			X	11.18.21
11	10.21.21	AGENDA	Mr. Adams: Include Engineer's Weir Cost Opinion on the next agenda.			X	11.18.21
12	10.21.21	AGENDA	Mr. Adams: Have FineMark Term Sheet discussion item on next agenda.			X	11.18.21
13	11.18.21	ACTION	Mr. Chang: Obtain a quote from a Geotechnical Engineer and update the work authorization for presentation at the next meeting.			X	12.16.21
14	11.18.21	ACTION/AGENDA	Mr. Adams: Prep letter to residents of positive things BOS is considering or did w/ challenges & email to BOS for feedback. Put on next agenda.			X	01.20.22
15	11.18.21	ACTION	Ms. Schewe: Revise Clubhouse Rental Policy & present at next meeting.			X	01.20.22
16	11.18.21	ACTION	Mr. Hall: Invite GuardOne, Securitas & Trident reps to January meeting.			X	01.20.22
17	11.18.21	ACTION/AGENDA	Mr. Shah: Email letter regarding road privatization to Mr. Adams to disseminate to the other Supervisors and include on the next agenda.			X	12.16.21
18	11.18.21	ACTION	Mr. Shah: Ask a pharmacist to coordinate with Ms. Schewe to set up the vaccine event for children aged 5 to 11.			X	12.16.21
19	11.18.21	ACTION	Mr. Hall: Issue modified post orders to security to put stickers on vehicles blocking sidewalks & parked on street, photograph & notate it.			X	12.16.21
20	11.18.21	ACTION	Ms. Schewe: Forward newsletters to Admin to post on CDD website.	X			
21	12.16.21	ACTION	Ms. Schewe: Contact neighboring CDDs re: reservation blackout dates & report findings at the next meeting.			X	01.20.22

CORY LAKES 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
22	12.16.21	AGENDA	Mr. Adams: Include "Facility Rental Policy/Rates" on the next agenda.			X	01.20.22
23	12.16.21	AGENDA	Staff: Put having POA updates on CDD agenda discussion on nxt agenda.			X	01.20.22
24	12.16.21	ACTION	Mr. Hall: Invite 3 security firms to the next meeting.			X	01.20.22
25	12.16.21	ACTION	Mr. Hall: Invite Mr. Tim Gay to the next meeting.			X	06.16.22
26	12.16.21	ACTION	Staff: Invite an OLM representative to the February meeting.			X	06.16.22
27	01.20.22	ACTION	Mr. Hall: Research security contractors' references and email to Board.			X	03.17.22
28	01.20.22	ACTION	Ms. Schewe: Modify the Social Media policy and email it to the Board.			X	02.17.22
29	01.20.22	ACTION	Ms. Schewe: Revise CLI Facility Rental Policy, subject to items discussed.			X	02.17.22
30	01.20.22	ACTION	Ms. Schewe: Notify Barbados/Java residents-manhole repair dates.			X	02.17.22
31	01.20.22	ACTION	Ms. Schewe: Forward emails to Mr. Forbes/Ms. Springer re: setting up Zoom meeting with the Board.			X	02.17.22
32	01.20.22	AGENDA	Mr. Adams: Include joint POA/CDD meeting for the first hour of the February meeting & add "Resolving Street Parking" as a discussion item.			X	02.17.22
33	01.20.22	AGENDA	Mr. Adams: Put "Security Proposal Consideration" & "Holiday Lighting Presentation – Tim Gay" as discussion items on the February agenda.			X	06.16.22
34	02.17.22	ACTION	Mr. Hall: Secure and present updated final proposals from SI and Allied.			X	03.17.22
35	02.17.22	AGENDA	Mr. Adams: Include "Security Proposal Consideration" with proposals from Allied and SI on the March agenda.			X	03.17.22
36	02.17.22	ACTION	Ms. Schewe: E-blast residents every 10 days to join CDD Facebook page.	X			
37	02.17.22	ACTION	Mr. Hall: Order "no music" signage for the basketball courts and "no hard balls allowed" for the cricket field.			X	06.16.22
38	02.17.22	ACTION	Mr. Hall: Confer with rover about Mr. Sanyam Shah's comments.			X	03.17.22
39	02.17.22	AGENDA	Mr. Adams: Add "TPD Presence & Traffic Enforcement" to March ag.			X	03.17.22
40	02.17.22	AGENDA	Mr. Adams: Include "Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair" on the March Agenda.			X	03.17.22
41	02.17.22	AGENDA	Mr. Adams: Include "Consideration: Award of Security Contract to either Allied or Securitas" on the next agenda.			X	3.17.22
42	03.17.22	ACTION	Ms. Schewe: Send additional e-blast & post a link stressing pool safety.			X	06.16.22
43	03.17.22	ACTION	Mr. Hall: Inspect lake behind Mr. Sideique's home & damaged Capri Isle fence & check lights on volleyball court.			X	06.16.22
44	03.17.22	ACTION/AGENDA	Mr. Adams: Email revised post orders to Board. Carry over post order revisions as a review/discussion item on the next agenda.			X	06.16.22

CORY LAKES 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
45	03.17.22	ACTION	Staff: Invite Allied reps to every meeting for the next 6 months.			X	06.16.22
46	03.17.22	ACTION	Mr. Adams: Email policy specific to sidewalks and roads to the Board.			X	06.16.22
47	03.17.22	AGENDA	Mr. Adams: Put Commissioner Hagen's presentation on next agenda.			X	06.16.22
48	04.21.22	ACTION	County Commissioner Ken Hagen: Provide an update on what the long-range plans were for the Chapel area in the next couple of months.			X	06.16.22
49	04.21.22	ACTION	Mr. Small: Provide suggestions & proposals to replace aged plants and provide amounts to Mr. Adams for Fiscal Year 2023 budget. Advise crew to clean up the hedges and debris toward Cross Creek Boulevard.			X	06.16.22
50	04.21.22	ACTION	Ms. Schewe: Post Reso 2022-04 on website, which contains relevant dates to be considered a candidate for the upcoming election.			X	06.16.22
51	04.21.22	ACTION	Ms. Schewe: Post Reso 2022-06 on website. Announce Parking/Towing Policy was approved at CDD meeting and will be effective May 1, 2022.			X	06.16.22
52	04.21.22	ACTION	Mr. Forbes: Email a sample Security Incident Report to the Board.			X	06.16.22
53	04.21.22	ACTION/AGENDA	Staff: Clean up latest version of Post Orders and present final draft at next meeting.			X	06.16.22
54	04.21.22	ACTION/AGENDA	Mr. Adams: Make "Security-Update: Allied Universal" stand-alone agenda item on agendas for the foreseeable future.			X	06.16.22
55	04.21.22	ACTION	Mr. Hall: Review what charges caused "Security-gate maintenance & Repair line item to exceed budget.			X	06.16.22
56	04.21.22	ACTION	Ms. Schewe: E-blast new office hours to be effective on May 1, 2022.			X	06.16.22
57	04.21.22	ACTION/AGENDA	WHA Staff: Move "Staff Reports-Office Administrator: Amanda Schewe" to after public comments.			X	06.16.22
58	04.21.22	ACTION	Mr. Hall: Email Mr. Holmes for outcome of the meeting on freon issue.			X	06.16.22
59	04.21.22	ACTION	Mr. Hall: Work with Ms. Schewe on e-blast regarding golf cart use.			X	06.16.22
60	04.21.22	ACTION/AGENDA	Mr. Carpenter: Give Mr. Adams costs to redo plantings at Cross Creek, to put in proposal FY 2023 budget, to be presented at next meeting.			X	06.16.22
61	05.19.22	ACTION	Mr. Hall: 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
62	05.19.22	ACTION	Ms. Schewe: Email the Board's uniform choices to Mr. Henderson.			X	06.16.22
63	05.19.22	ACTION	Mr. Adams: Email updated budget changes list to BOS. Ms. Schewe: Post Facebook budget season reminder & that FY23 budget will not be finalized until July mtg.			X	06.16.22

CORY LAKES 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
64	05.19.22	ACTION	Mr. Adams: Email a copy of the SOLitude contract to Mr. Acoff.			X	06.16.22
65	05.19.22	ACTION	Mr. Adams: Prep reconciliation sheet of sources & uses of \$700,000 loan for tracking purposes.			X	06.16.22
66	05.19.22	ACTION	Mr. Hall: Contact Construction Engineer re: safety concerns for motorists turning left onto CLI from Morris Bridge.			X	06.16.22
67	05.19.22	ACTION	Mr. Hall: Invite Tim from Holiday Illuminations to the June meeting.			X	06.16.22
68	05.19.22	AGENDA	Mr. Adams: Include holiday lighting discussion item on next agenda.			X	06.16.22
69	05.19.22	AGENDA	Mr. Adams: Include FY 2023 Budget Review discussion on next agenda.			X	06.16.22
70	06.16.22	ACTION	Ms. Schewe: Amend swim instructor contract and email to Ms. Agnew.	X			
71	06.16.22	ACTION	Ms. Schewe: Contact POA Board, LAF and the Color Committee to set a meeting date to discuss CLI's color palate.			X	02.16.23
72	06.16.22	ACTION	Staff: Obtain COT's Emergency Plan for hurricanes.	X			
73	06.16.22	ACTION	Mr. Adams: Prep breakdown schedule listing sources and uses of funds and add check boxes for completed and pending items.			X	07.21.22
74	06.16.22	ACTION	Mr. Hall: Secure proposals to level soccer field & present at next mtg.			X	07.21.22
75	06.16.22	ACTION	Mr. Hall: Ask TPD for police patrols to CLI to control speeders.			X	07.21.22
76	06.16.22	ACTION	Mr. Adams: Finalize next joint POA/CDD mtg w/ Mr. Rawls of the POA.			X	07.21.22
77	06.16.22	AGENDA	Mr. Adams: Include improvements wish-list as presented previously.			X	07.21.22
78	07.21.22	AGENDA	Mr. Adams: Include Reso to consider slate of officers on next agenda.			X	08.18.22
79	07.21.22	ACTION	Mr. Adams would prepare an addendum to the holiday lighting contract			X	02.16.23
80	07.21.22	ACTION	Mr. Hall: Write letter to Waste Management asking them to not damage the garbage cans.			X	02.16.23
81	07.21.22	AGENDA	Mr. Adams: Put Security Update after Public Comments on all agendas.			X	08.18.22
82	07.21.22	ACTION	Ms. Schewe: Start email & the Facebook page campaign to alert TPD of security issues, info needed, time, etc. Continue to work with Becky and Mr. Henderson to make sure issues are getting addressed.			X	09.15.22
83	07.21.22	ACTION	Mr. Hall: Buy camera for No Wake Zone buoy & for Clubhouse kitchen.	X			
84	07.21.22	ACTION/AGENDA	Mr. Adams: Invite Tennis Coach to next meeting & include Tennis Contract discussion on next agenda.			X	09.15.22
85	08.18.22	ACTION	Ms. Schewe: Coordinate with Ms. Lawrence to formulate an event plan for the 5K run, based on prior events and report back to the Board.	X			

CORY LAKES 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
86	08.18.22	ACTION	Ms. Schewe: Draft rules for Beach Club usage similar to the gym and pool rules, including charging a deposit, for review at the next meeting.			X	09.15.22
87	08.18.22	ACTION	Mr. Adams: Update the financials to include \$700,000 loan data for review at the next meeting.			X	09.15.22
88	08.18.22	ACTION	Mr. Hall: Contact COT about the sewer manholes, request credit from Envera due to broken radar system & ask Alex to report a perpetual.			X	09.15.22
89	08.18.22	AGENDA	Mr. Adams: Include dock inspection by the POA on the next agenda.			X	09.15.22
90	09.15.22	ACTION	Staff: Procure plaque expressing appreciation to Mr. Forbes for his service to the community by the next meeting.			X	02.16.23
91	09.15.22	ACTION	Mr. Adams: Find out if Coach B's COI has been automatically updated.			X	02.16.23
92	09.15.22	ACTION	Ms. Belyea: Help Ms. Schewe/Mr. Hall revise Clubhouse Usage Agmt 11.17.22 Ms. Evans: Gather Board comments/edits to Agreement & email to Ms. Belyea for revision and presentation at next meeting.			X	02.16.23
93	09.15.22	ACTION	Mr. Adams: Email Clubhouse Usage language outlined by Ms. Belyea, to Mr. Babbar for review.			X	02.16.23
94	09.15.22	ACTION	Mr. Hall: Have the palms trimmed on the sidewalk side.			X	02.16.23
95	09.15.22	ACTION	Mr. Adams/Mr. Hall: Ask TECO to waive costs of enhanced LED Streetlights and report outcome at the next meeting.			X	02.16.23
96	09.15.22	ACTION	Coach B: Review his financial records & report revenue % owed to CDD.			X	02.16.23
97	09.15.22	AGENDA	Mr. Adams: Put "Community Speeding" discussion on October agenda.			X	02.16.23
98	09.15.22	AGENDA	Mr. Adams: Include "Update: Landscape Maintenance" on all agendas.			X	02.16.23
99	09.15.22	ACTION	Staff: Email Ms. Belyea's agenda to her residence on Bible Pgs address.			X	01.19.23
100	11.17.22	ACTION	Ms. Evans: Contact nearby communities about their recreational monitoring technology & apprise of her findings.			X	01.19.23
101	11.17.22	BOTH	Mr. Adams: Get old gym expansion est, update & present at nxt mtg.			X	02.16.23
102	11.17.22	ACTION	Mr. Hall: Engage FHP for twice/week 4-hr shifts re: holiday speeding.			X	01.19.23
103	11.17.22	ACTION	Mr. Hall: Obtain proposals to improve the monuments.	X			02.16.23
104	11.17.22	ACTION	Mr. Hall: Research cost of Geotech study & update at next meeting.			X	02.16.23
105	11.17.22	ACTION	Mr. Adams: Notify insurance carrier of new Clubhouse roof.			X	02.16.23
106	11.17.22	AGENDA	Mr. Adams: Put resident group marquee use discussion on next agenda.			X	01.19.23
107	11.17.22	ACTION/AGENDA	Mr. Adams: Obtain weir replacement & stand-alone speed camera proposals for next meeting.			X	01.19.23

CORY LAKES 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
108	11.17.22	AGENDA	Mr. Adams: Put "Pledge of Allegiance" after "Roll Call" on all agendas.			X	01.19.23
109	12.15.22	ACTION	Mr. Hall: Email POA regarding repairing the service meters.			X	01.19.23
110	12.15.22	AGENDA	Mr. Adams: Unaudited Financials after Public Comments on agendas.			X	01.19.23
111	12.15.22	ACTION	Ms. Evans: E-blast reminding residents to update security profiles & store security numbers on their phones.			X	01.19.23
112	12.15.22	ACTION	Mr. Adams: Have Mr. Pinder simplify financials to have best accounting practices data & prep separate accounting schedule w/ sources & uses of funds & include general ledger entries on financials.	X			
113	12.15.22	ACTION	Mr. Hall: Ask County about contracting its patrol services.			X	02.16.23
114	12.15.22	ACTION	Staff: Invite POA members & District Counsel to the next meeting.			X	01.19.23
115	12.15.22	AGENDA	Mr. Adams: Include towing issues discussion item on next agenda.			X	01.19.23
116	12.15.22	AGENDA	Mr. Adams: Ask District Counsel to discuss Sunshine Law at next mtg.			X	01.19.23
117	01.19.23	ACTION	Ms. Evans: Provide weekly Facilities updates to Board Members	X			
118	01.19.23	ACTION/AGENDA	Ms. Evans: Email Short-term User Agreement to Ms. Belyea to revise. Mr. Adams: Put User Agreement on next agenda.			X	02.16.23
119	01.19.23	AGENDA	Mr. Adams: Put Instructor Agreements & COI discussion on nxt agenda.			X	02.16.23
120	01.19.23	ACTION	Mr. Babbar: Attend Regular Meetings every two months for one hour.	X			
121	01.19.23	AGENDA	Mr. Adams: Put "Spirit Committee Replacement" on next agenda under Office Administrator's Report.			X	02.16.23
122	01.19.23	AGENDA	Mr. Adams: Put dissolving Sunshine Board discussion on next agenda.			X	02.16.23
123	02.16.23	ACTION	Mr. Adams: Adjust Unaudited Financials to show requested breakouts.	X			
124	02.16.23	AGENDA	Mr. Adams: Put potential insurance carriers discussion on next agenda.	X			
125	02.16.23	ACTION	Mr. Chang: Secure quotes for weirs and present at next meeting	X			
126	02.16.23	ACTION/AGENDA	Ms. Evans: Email link to new digital Islander & associated website to BOS. Mr. Adams: Put "Digital Islander" discussion on next agenda.	X			
127	02.16.23	AGENDA	Mr. Adams: Put "Towing Issues & Options" on next agenda.	X			
128	02.16.23	ACTION	Staff: Give insurance forms to instructors/coaches without one on file.	X			
129	02.16.23	AGENDA	Mr. Adams: Put "Food Safety at CDD Events" on next agenda.	X			
130	02.16.23	AGENDA /ACTION	Mr. Adams: Add "Employee Health Benefits" to next agenda & research obtaining \$6,000 base benefit pkg for full-time CDD employees.	X			
131	02.16.23	AGENDA	Mr. Adams: Include "Community Social Walk" event on next agenda.	X			

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

Committee:

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE

Date of Meeting:

Monday, March 6, 2023

Next meeting: April 3, 2023

Time:

5:15 pm

Location:

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

Attendees:

John Hall, Facilities Manager; Ann Belyea, CDD Supervisor; Norma Walker; Dinah Lykthey; Deb Maronic; Rich Carpenter

Minutes

Call to Order: 5:25

Cross Creek Entrance:

Cyclist entering/exiting Cross Creek entrance: Cyclists exiting the entrance can not get out through the gate, until a car comes along to open the gate, or the guard can be summoned to open the gate. Since the guard parks in the second exit lane blocking the exit, John will ask the guard to leave that gate open so the cyclists can exit.

The resident bar gate has been repaired and is working.

Morris Bridge Entrance:

Trees/Bushes/Flowers/Turf:

Some of the landscaping is overgrown blocking/over sidewalks. There are 2 to 3 spots walking the sidewalk Lakeside that cause interference: one being by the Morris Bridge stop sign on Cory Lake Drive by Java. John has had LMP trim back these areas so that the sidewalk is no longer blocked.

Lake:

Weir re-construction update: To date, no other proposals have been received. The engineer is still seeking another.

Beach Club:

Décor: The committee decided that nothing should be done until more control of the space can be achieved.

Issue of brick replacement color: John showed a worn brick in comparison to a new brick. They are one and the same, except when the top surface gets worn off, leaving aggregate exposed.

Replacement of some of the outdated and overused Beach Club furniture was a topic moved to Capital Improvement Requests

Marque at entrance to the Beach Club is now working and should be cleaned at every new posting of topics. Also, postings should be changed more periodically with updated topics.

Book houses are looking worn with missing shingles on the roof and needing painting. John is to put books on the shelves in the Beach Club and remove the book houses.

Recreation Areas:

Older tennis court resurfacing and drainage issues is a non-starter, as they are fine as is.

Pool area: chairs mildewed, paint peeling on handrail on bridge over slide, paint peeling on slide, mildew on pillars of stairs, landscaping at sides of pool missing, tables dirty or stained. John will proceed to clean and paint.

Playground area: equipment mildewed and dirty will be cleaned by John.

Fitness Center:

John will look into the possibility and costs associated with drywalling the area of the Beach Club extending from his office to the mini-bar/serving area to see whether that area would be viable for a fitness center expansion.

Old Business

Update on Morris Bridge gatehouse installation of traffic posts: John has already installed them.

Other items

Recommendations for capital improvements needed to be included in 2024 budget:

Hiring a second full time office manager

Upgrading the marquees at the entrances

Cross Creek entrance landscaping

Beach Club kitchen area remodel/repurpose

Moderate fitness center expansion

Replacement of Beach Club furniture and furnishings

Adjournment/Continuance: 6:36

CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
B

Cory Lakes Community Development District

Facilities Manager

March. 2023, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines. (Monthly)
2. Replaced dock lights at the Clubhouse.
3. Replaced ice machine in the kitchen.
4. Repaired loose lights in the bar area.
5. Restacked tables and chairs after rentals.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Replaced Fountain feature pump.
5. Working on heater issues. Parts on backorder.
6. Replaced automatic Sloan valve in lady's bathroom.
7. Replaced flush valve in men's bathroom
8. Fixed pavers on walkway to the pool slide.
9. Fixed steps to bridge at the pool area.
10. Replaced post to back gate. Envera working on electrical issue for the mag-lock. Most likely a bad exit switch.

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. Replacement weights have been approved and ordered. Delivery projected for May.
5. Working with Life Fitness to replace the monitors on the Ellipticals. This will be at Life Fitness expense. Units on backorder.

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 3/2/2023. LMP awarded 95.5% rating.

4. LMP working on seasonal cutbacks.
5. LMP working on cleaning flowerbeds and conservation wood line as water levels recede.
6. Repaired well at Cross Creek entrance.
7. Replaced pressure tank on well on Morris Bridge entry.

LAKE MANAGEMENT

1. Solitude was out this week and treated some of the lake for grass and algae.
2. Solitude looked at the buoys and they seem to be in place. Not as many resident complaints about them being moved as of late.
3. Solitude looked at the fish fence by the outflow structure and it will need the posts replaced due to rust and rot. This will be done sometime in April to allow the waters to recede so we can see the bottom of the fence during install.
4. Solitude is treating the vines growing in the cypress around the islands.

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.
3. So far we have 56 street parking violators notified in Feb. 6 vehicles are in a towable status. So far no issues from residents that have been warned.
4. CDD has approved one garage hardship to date.
5. Working with a tow company that is trying to get an exception with the County for towing.

OTHER ACTIONS

1. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair from second bidder.
2. Working with Ryan Homes on Capri Isle drainage issues SWFWMD keeps making changes to allowances so Ryan Homes is working to complete these requests.
3. Working with District engineer on drainage issue on Cachet Isle. Ongoing (Resident reported that they now a company but is restarting the investigation process and is out of the country.
4. Working on adding ball stop safety netting along wood line by cricket pitch.. Trying to get updated date from vendor. Not until March.
5. Low voltage uplights on exit side may need to be replaced due to lightning strike. I have them in house and will get installed as soon as possible.
6. City of Tampa will be doing work to the three City maintained lift stations. A notice will be sent out before each project begins. No Start date yet.
7. Repairing fence along Flatwoods Park where the park does not maintain to try and deter the hogs from entering property. Someone keeps cutting the fence.

8. Helped LMP try and keep mulch out of the gutters.
9. Repairing the Cachet gate for the second time this year. The Board will have to approve future repairs as this budget item has been exhausted.
10. Set up and tore down for the International Food Festival. This event went great.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Envera will be replacing the fingerprint reader. The replacement unit was not provisioned with a card reader so residents with an access card due to poor fingerprints could not use the reader. Unit was also not provisioned for enough prints. New unit arrived but Envera has to work with the manufacturer to integrate the software to work with their system.
4. Barcode reader is working. If residents are having problems they need to have their barcode replaced. The newer barcodes seem to only last about 4 or 5 years. The barcode manufacturer is limiting supplies to 100 a month so there may be occasional delays with getting a barcode.
5. Repaired two column lights.
6. Replaced the shear pin in the resident gate arm.
7. Replaced the belt and motor in the resident gate arm.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Repaired the switch for the center exit gate.
3. Reset the synchronizer for the center exit gate.
4. Repaired two column lights.

Action Plan for April 2023

1. Work with LMP on Landscape issues. Ongoing
2. Continue working with District Engineer on ongoing projects
3. Continue with following City of Tampa lift station projects
4. Continue working with Team on Capri drainage easement violations. Should be done in March.
5. Work with Engineer on Cachet issues.
6. Install replacement lights on Cross Creek entry.



CORY LAKES CDD

LANDSCAPE INSPECTION

March 2, 2023

ATTENDING:

JOHN HALL – CORY LAKES CDD

STEVE SMALL – LMP

ALEX FIGUEROA – LMP

PAUL WOODS – OLM, INC.

SCORE: 95.5%

**NEXT INSPECTION
APRIL 6, 2023 AT 10:30 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

BEACH CLUB

1. Hand prune Arboricola Trinettes so they do not lodge over bed lines and are below the horizontal rail on the windows.
2. Avoid enlarging tree wells.
3. Adjacent to the beach: Maintain clearance around inlet boxes in the Muhly Grass planting beds. I recommend adding a small amount of stone to prevent sand from washing into the box.
4. Monitor disease in Evergreen Giant Liriope around the pool.
5. Remove leaf accumulation from pool pump enclosure.

CANARY ISLE

6. Liquid fertilize Purple Queen to improve growth and vigor.

MORRIS BRIDGE ROAD ENTRANCE

7. Monitor Liriope for disease and treat as needed.
8. Stagger mow patterns along the center island.
9. Exit side right-of-way: Prune stub from Bottlebrush tree.
10. Groom pup growth and suckering growth at the base of multi stem King Sago Palms.
11. Control Dollarweed in frontage turf south of the entrance.
12. Prune Vitex to maintain a multi stem upward growth habit.
13. Maintain consistent tree canopy elevations, removing suckering growth, permitting an upward growth habit.

14. Throughout: Improve vigor in Loropetalum.

COMMONS

15. Allow Plumbago to flush into a loose flowering form.
16. Adjacent to the small playground: Hand prune Oleander off sidewalk areas.

CROSS CREEK BOULEVARD ENTRANCE

17. Prune Ligustrum canopies as needed to improve downlighting in the street lights.
18. Use a limb saw to prune dead wood from Oleanders as needed.
19. Improve turf color along the frontage.
20. Along the inbound lane at the bridge rail: Prune back wood line overgrowth extending into the footbridge.

CATEGORY III: IMPROVEMENTS – PRICING

1. Sports field: Provide a price to grade and re-sod with Bahia. Include a temporary watering device.

CATEGORY IV: NOTES TO OWNER

1. During today's inspection we discussed improving sports field areas. If this amenity, with its increased use is to be sustained, unirrigated Bahia will continue to decline. I ask for Board's direction to the contractor to provide scope and price/budget information to enhance the appearance and playability of the soccer and cricket area.

CATEGORY V: NOTES TO CONTRACTOR

1. Confirm seasonal color emplacement with well repair. Strike bed if further decline occurs.

cc: John Hall clcddfm@gmail.com
Chuck Adams adamsc@whhassociates.com
Scott Carlson scott.carlson@lmppro.com
Steve Small Steve.Small@lmppro.com
Michael Newsome Michael.newsome@lmppro.com

CORY LAKE CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	5		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-2	Loropetalum
WEED CONTROL – BED AREAS	10		
PRUNING	10	-5	Bottlebrush Under 15' oa ht / Ligs blocking street lites at Cross Creek/ footbridge overhang
PLANT INSECT/DISEASE CONTROL	5		
CLEANLINESS	5	-1	Contd leaf removal
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		



Date: 3-2-22

Score: 95.5% Performance Payment 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____

Cory Lakes CDD
Attn: John Hall
10441 Cory Lakes dr.
Tampa, FL 33647

Your proposal includes painting the following areas.

Cross Creek Entry

Tower inside and out, walls on both sides of street front and back, columns excluding stone.

Guardhouse exterior and columns excluding stone. And fountain area.

Morris Bridge Entry Monument

Guardhouse exterior and columns excluding stone.

Neighborhood monuments throughout property, including beach club mailbox and two digital signs.

Prepping will include power washing areas and soft washing of monuments. Minor repairs in all areas where needed.

Any larger repairs will be billed accordingly.

We will use Sherwin Williams Duration exterior satin in colors of choice.

We will protect all surfaces not being painted including stone, windows and plants etc.

A deposit of 30% (\$8349) is required prior to Pressure washing.

Balance due (\$19,481) within 20 days of completion.

Total including labor and materials \$27,830

Thank you
She Paints Commercial and Residential LLC
Shay Miley

(813)220-9317

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

D

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
October 20, 2022 CANCELED NO QUORUM	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
November 17, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
December 15, 2022	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
January 19, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
February 16, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
March 16, 2023	Regular Meeting	6:00 PM
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April 20, 2023	Regular Meeting	6:00 PM
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May 18, 2023	Regular Meeting	6:00 PM
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June 15, 2023	Regular Meeting	6:00 PM
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July 20, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
August 17, 2023	Public Hearing & Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
September 21, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		