

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Thursday, June 20, 2024
6:00 P.M.***

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

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Cory Lakes Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32746

813-565-4663

Board of Supervisors

Cory Lakes Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Cory Lakes Community Development District is scheduled for **Thursday, June 20, 2024, at 6:00 P.M.** at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause

District Manager

813-565-4663

CC: Attorney
Engineer
District Records

District: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, June 20, 2024

Time: 6:00 P.M.

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

Zoom:

<https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09>

Dial In: +1-305-224-1968

Meeting ID: 837 3143 1918

Passcode: 123456

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact Larry@breezehome.com

I. Call to Order / Roll Call / Pledge of Allegiance

II. Chairman's Opening Comments

III. Other Supervisors' Opening Comments

IV. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

V. Vendor Updates

A. Envera

B. Landscape Maintenance Professionals (LMP)

1. Update: Erosion at Fiji Isle

Exhibit 1

a. Weed Matting and Rip-rap Proposal - \$1,752.50

Exhibit 2

C. Solitude

1. Service Report conducted on May 28, 2024

Exhibit 3

VI. Financial Items

A. Acceptance of the May 2024 Unaudited Financial Statement

Exhibit 4

1. May 2024 Variance Report

Exhibit 5

VII. Business Items

A. Presentation: DC Integrations Security System Replacement – Todd Hebel

1. Gates - \$44,500.00

Exhibit 6

2. Amenity Center / Add Ons - \$27,800.00

Exhibit 7

- 3. Monthly Management - \$2,850.00/month **Exhibit 8**
- B. Discussion: Security Rover Hours
- C. Discussion: Update Post Orders
- D. Discussion: Pool Issues
 - 1. Closing Times
 - 2. Pool Attendant Summer Hours
 - 3. Guests per Resident
 - 4. Update: Schedule on Signage and Website
- E. Discussion: CDD Rules and Regulations – Updates on Pages 17-34
 - 1. Tracked Version **Exhibit 9**
 - 2. Marked Version **Exhibit 10**
 - a. Pool Party Reservation Agreement **Exhibit 11**
 - b. Access To and Use Of Pool Facilities and Equipment Agreement **Exhibit 12**
- F. Discussion: Installing a Fence for a Dog Park
- G. Consideration of Aquatic Maintenance Proposals:
 - 1. Estate Management Services
 - a. 1 visit per month - \$3,477.50/month **Exhibit 13**
 - i. Bathymetry Survey - \$3,150.00
 - b. Service Map **Exhibit 14**
 - c. Bathymetry Sample **Exhibit 15**
 - 2. Steadfast Environmental
 - a. Aquatic Maintenance Map **Exhibit 16**
 - b. 4 visits per month - \$5,100.00/month **Exhibit 17**
- H. Consideration of Fountain Replacement Proposal – Olin Plumbing **Exhibit 18**
 - 1. Removal and Installation of Single Water Fountain with Bottle Filler - \$4,200.78
 - 2. Removal and Installation of Single Water Fountain - \$2,100.23
- I. Update: Paver Roadways Review
- J. Update: Weir Replacement Project
- K. Consideration of Court Reservation Proposal – CourtReserve
 - 1. Pricing Plan **Exhibit 19**

2. Enterprise Plan

Exhibit 20

L. Discussion: City of Tampa Manhole Covers

VIII. Approval of Minutes

A. Board of Supervisors Regular Meeting: May 16, 2024

1. Summary of Motions

Exhibit 21

2. Regular Meeting

Exhibit 22

B. Board of Supervisors Budget Meeting: May 30, 2024

1. Summary of Motions

Exhibit 23

2. Regular Meeting

Exhibit 24

3. Action/Agenda or Completed Items

Exhibit 25

IX. Staff Reports

A. District Engineer: Johnson Engineering, Inc.

B. Office Administrator (OA): Dominique Green

1. June 2024 OA Report

Exhibit 26

C. Facilities Manager: Philip Cusumano

1. June 2024 Activity Report

Exhibit 27

2. Three (3) Battery-Operated Speed Signs - \$1,095 per sign

Exhibit 28

D. District Counsel: Straley Robin Vericker, P.A.

E. District Manager: BREEZE

1. Discussion: The Islander – *This item brought back from last meeting*

2. Discussion: Employee Hours and Job Description – *This item brought back from last meeting*

3. Discussion: Getting Proposals for a Utility Cart for Office Staff – *This item brought back from last meeting*

4. Discussion: Attire and Name Badges for Office Staff – *This item brought back from last meeting*

5. FY 2023-2024 Meeting Schedule

Exhibit 29

6. Quorum Check for Regular Meeting – 07/18/24 at 6:00 p.m.

X. Audience Comments – New Business – (limited to 3 minutes per individual)

XI. Supervisor Requests

XII. Adjournment

Cory Lakes

Community Development District

EXHIBIT

1

AGENDA





Cory Lakes

Community Development District

EXHIBIT

2

AGENDA



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
CORY LAKES CDD 10441 Cory Lake Drive Tampa, FL 33647

Date	6/12/2024
Estimate #	90172
LMP REPRESENTATIVE	
SMS	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
At resident 15211 Fiji Isle behind house where CDD drain is erosion around drain, we propose to remove some dirt from around drain add weed matting and RIP RAP around drain to slow water down so erosion will stop.			
Weed Matting	1	270.00	270.00
Gravel - Rip Rap (Bulk) 2 CY	2	562.50	1,125.00
Staples	50	1.15	57.50
Bed Prep/ Debris/ Disposal	1	300.00	300.00

TERMS AND CONDITIONS:

TOTAL	\$1,762.50
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices. If paying by credit card, please add a 3% processing fee of the Invoice Total.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

Cory Lakes

Community Development District

EXHIBIT

3

AGENDA



Work Order 00586204
 Work Order 00586204
 Number
 Created Date 5/28/2024

Account Cory Lakes CDD
 Contact John Hall- DO NOT USE
 Address 10441 Cory Lakes Dr.
 Tampa, FL 33647

Work Details

Specialist Treated filamentous algae, planktonic algae, and Prepared By Kenten Emerson
 Comments to hydrilla in sections 1,2. Site is improving. Thank
 Customer you.

Work Order Assets

Asset	Status	Product Work Type
Cory Lakes Cdd LAKE ALL	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Cory Lakes Cdd LAKE ALL	DO	
Cory Lakes Cdd LAKE ALL	TEMP	
Cory Lakes Cdd LAKE ALL	pH	
Cory Lakes Cdd LAKE ALL	SHORELINE WEED CONTROL	
Cory Lakes Cdd LAKE ALL	LAKE WEED CONTROL	
Cory Lakes Cdd LAKE ALL	ALGAE CONTROL	
Cory Lakes Cdd LAKE ALL		

Cory Lakes

Community Development District

EXHIBIT

4

AGENDA

**Cory Lakes
Community Development District**

**Financial Statements
(Unaudited)**

May 31, 2024

CORY LAKES CDD
Financial Report Summary - General Fund - DRAFT PROJECTIONS
5/31/2024

	GENERAL FUND 5/31/2024	DEBT SERVICE 2013 5/31/2024	DEBT SERVICE 2013 A-1 5/31/2024
1 For The Period Ending :			
2 CASH BALANCE	\$ 1,818,560	\$ 163,326	\$ -
3 RESTRICTED CASH FOR DEBT SERVICE	7,349	-	-
4 PLUS: ACCOUNTS RECEIVABLE - ON ROLL	24,460	954	-
5 DUE FROM OTHER	3,918	-	-
6 DUE FROM OTHER FUNDS	-	7,349	-
7 PLUS: ACCOUNTS RECEIVABLE - OTHER	7,772	-	-
8 PLUS: DEPOSITS AND PREPAID	58,037	-	-
9 LESS: ACCOUNTS PAYABLE	(100,779)	-	-
10 LESS: DEFERRED REVENUES	(24,460)	(954)	-
11 LESS: DUE TO DEBT SERVICE	(7,349)	-	-
12 NET CASH BALANCE	\$ 1,787,507	\$ 170,675	\$ -
13 Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)			
14 NonSpendable for Prepaids & Deposits	\$ 58,037		
15 Assigned for Weir Project	#REF!		
16 Three Month Operating Reserve	\$ 569,245.00		
17 Increase in Fund Balance from Interest Revenues	\$ (44,501.22)		
18 Increase in Fund Balance from Miscellaneous Revenues	\$ (7,796.30)		
19 Remaining Budget Needed for FY 24 Fiscal Year	\$ 718,485.47		
Total Cash Required	#REF!		
20 Difference Between Net Cash Balance and Cash Required	#REF!		
21 Assessments Receivable to Be Collected	\$ 24,460.19		
Net Cash Surplus (Deficit) Projected at EOY	#REF!	Amounts do not consider future interest or misc revenues	
22 ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)	5/31/2024 ACTUAL YEAR-TO-DATE	5/31/2024 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
23 REVENUE (YTD) COLLECTED	\$ 2,489,827	\$ 2,536,287	\$ (46,461)
24 EXPENDITURES (YTD)	(1,704,809)	(1,832,373)	127,563
25 NET OPERATING CHANGE	\$ 785,017	\$ 703,915	\$ 81,103
26 AVERAGE MONTHLY EXPENDITURES	\$ 213,101	\$ 229,047	\$ 15,945
27 PROJECTED EOY BASED ON AVERAGE	\$ 2,557,214	\$ 2,550,858	\$ (6,356)
28 GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	5/31/2024 ACTUAL YEAR-TO-DATE	5/31/2024 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
29 REVENUE:	\$ 2,402,545	\$ 2,478,590	\$ (76,045)
30 ASSESSMENTS ON-ROLL (NET)	-	-	-
31 ASSESSMENTS OFF-ROLL	-	-	-
32 INTEREST	44,501	29,141	15,360
33 MISCELLANEOUS REVENUE	14,213	-	14,213
34 TRANSFER	28,568	28,556	12
35 DECREASE IN RESERVES	-	-	-
36 TOTAL REVENUE	2,489,827	2,536,287	(46,473)
37 EXPENDITURES:			
38 ADMINISTRATIVE EXPENDITURES	136,909	206,808	69,900
39 UTILITIES	279,407	266,145	(13,261)
40 SECURITY OPERATIONS	321,175	342,518	21,343
41 FIELD OFFICE ADMINISTRATION	199,660	211,361	11,702
42 LANDSCAPE MAINTENANCE	339,381	355,802	16,421
43 FACILITIES MAINTENANCE	283,791	304,043	20,253
44 FACILITIES MAINTENANCE (POOL)	23,177	24,383	1,206
45 INCREASE IN RESERVES	121,311	121,311	-
46 TOTAL EXPENDITURES	\$ 1,704,809	\$ 1,832,373	\$ 127,563

Note: Accounts receivable includes \$801.05 due from ADP for payroll fees paid on behalf of other districts managed by previous management company

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
MAY 31, 2024**

	GENERAL FUND	DEBT SERVICE 2013	DEBT SERVICE 2013A1	SERIES 2017 NOTE	TOTAL GOVERNMENTA FUNDS
1	ASSETS				
2	Operating account				
3	Bank United - operating account	\$ 197,823	\$ -	\$ -	\$ 197,823
4	Bank United - debit card	5,637	-	-	5,637
5	Suntrust - operating account-2700	9,957	-	-	9,957
6	Suntrust - operating account-2321	6,514	-	-	6,514
7	Suntrust - debit card	4,770	-	-	4,770
8	MMK account 4004 -Weir Assigned	370,735	-	-	370,735
9	MMK account 4004 -Increase in Operating	67,527	-	-	67,527
10	MMK account 5435	1,155,597	-	-	1,155,597
11	MMK account 5435-restricted cash	7,349	-	-	7,349
12	Investments				
13	Revenue	-	110,122	-	128,687
14	Reserve	-	49,903	-	59,905
15	Prepayment	-	-	-	-
16	Sinking fund	-	3,300	-	3,300
17	Undeposited funds				
18	Due from other funds	3,918	-	-	3,918
19	Due from Debt service fund - series 2013 A-1	-	-	-	-
20	Due from General fund	-	7,349	-	7,349
21	Retainer	-	-	-	-
22	Accounts receivable-On Roll Assessments	24,460	954	-	25,414
23	Accounts receivable	7,772	-	-	7,772
24	Prepays	34,882	-	-	34,882
25	Deposits	23,154	-	-	23,154
26	Total assets	<u>\$ 1,920,095</u>	<u>\$ 171,629</u>	<u>\$ 28,566</u>	<u>\$ 2,120,290</u>
27	LIABILITIES AND FUND BALANCE				
28	Liabilities:				
29	Accounts payable	\$ 95,564	\$ -	\$ -	\$ 95,564
30	Accrued expenses payable	-	-	-	-
31	Due to other funds	-	-	-	-
32	Deferred revenue-On roll assessments	24,460	954	-	25,414
33	Due to debt service fund - series 2013	7,349	-	-	7,349
34	Other payables	-	-	-	-
35	Rental deposits	5,214	-	-	5,214
36	JSAPP deposit	-	-	-	-
37	Total liabilities	<u>132,588</u>	<u>954</u>	<u>-</u>	<u>133,542</u>
38	FUND BALANCES				
39	Nonspendable	59,890	-	-	59,890
40	Restricted for Debt Service	-	170,675	28,566	199,241
41	Three Month Operating Reserve	569,245	-	-	569,245
42	Weir Project Reserve	370,735	-	-	370,735
43	Unassigned	787,637	-	-	787,637
44	Total fund balances	<u>1,787,507</u>	<u>170,675</u>	<u>28,566</u>	<u>1,986,748</u>
45	Total liabilities and fund balances	<u>\$ 1,920,095</u>	<u>\$ 171,629</u>	<u>\$ 28,566</u>	<u>\$ 2,120,290</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH MAY 31, 2024**

	FY 2024 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	% OF BUDGET BUDGET SPENT TO DATE	
1	REVENUES					
2	\$ 2,579,152	\$ 2,579,152	\$ 2,496,569	(82,583)	96.80%	
3	2,713	2,713	2,604	(109)	95.99%	
4	(103,275)	(103,275)	(96,628)	(6,647)	93.56%	
5	2,478,590	2,478,590	2,402,545	(76,045)	96.93%	
6	43,712	29,141	44,501	15,360	101.81%	
7	Miscellaneous Revenue					
8	Rental Income	-	7,796	7,796	0.00%	
9	Bar Code Access	-	4,926	-	0.00%	
10	Tennis Contract Revenue	-	300	-	0.00%	
11	Event Sponsorship	-	1,191	-	0.00%	
12	Transfer of cash from closed debt service accounts	28,556	28,556	12	100.04%	
13	Fund balance decrease in operating <i>(Weir project/operating reserve)</i>	-	-	-	0.00%	
14	Total revenues	2,550,858	2,536,287	(52,877)	97.61%	
15	EXPENDITURES					
16	Professional & admin					
17	15,000	10,000	383	9,618	2.55%	
18	40,500	40,500	51,459	(10,959)	127.06%	
19	2,000	1,333	13	1,321	0.63%	
20	12,000	8,000	9,600	(1,600)	80.00%	
21	1,225	817	895	(78)	73.03%	
22	600	400	2,516	(2,116)	419.34%	
23	70,000	46,667	46,772	(105)	66.82%	
24	Office supplies	-	-	-	0.00%	
25	Trustee	7,750	5,167	2,370	2,796	30.59%
26	Bank fees	1,500	1,000	358	642	23.89%
27	Dues & licenses	175	175	175	-	100.00%
28	Tax collector	103,275	68,850	-	68,850	0.00%
29	Legal advertising and Sunshine Board	1,500	1,000	5,618	(4,618)	374.53%
30	Insurance: worker's compensation	5,500	5,500	3,799	1,701	69.07%
31	Legal - general counsel	15,000	10,000	12,952	(2,952)	86.34%
32	Assessment roll preparation	-	-	-	-	0.00%
33	Bond amortization schedule fee	-	-	-	-	0.00%
34	Disclosure report	-	-	-	-	0.00%
35	Audit	6,400	4,267	-	4,267	0.00%
36	Arbitrage rebate calculation	2,500	1,667	-	1,667	0.00%
37	Credit card discount	200	133	-	133	0.00%
38	Contingencies	2,000	1,333	-	1,333	0.00%
39	COI	-	-	-	-	0.00%
40	Total Administrative	287,125	206,808	136,909	69,900	47.68%

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH MAY 31, 2024**

	<u>FY 2024 ADOPTED BUDGET</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE FAV (UNFAV)</u>	<u>% OF BUDGET BUDGET SPENT TO DATE</u>
41 Field Operations					
42 Utilities					
43 ADA website compliance	210	210	210	-	100.00%
44 Streetlights	241,863	161,242	165,742	(4,500)	68.53%
45 Electricity	82,593	55,062	57,629	(2,567)	69.77%
46 Water, sewer & irrigation	24,975	16,650	17,744	(1,094)	71.05%
47 Solid waste removal	9,439	6,293	5,398	895	57.19%
48 Sewer lift stations	5,032	3,355	9,995	(6,640)	198.63%
49 Communication	33,896	22,597	22,689	(92)	66.94%
50 Website	705	470	-	470	0.00%
51 Propane	400	267	-	267	0.00%
52 Total Utilities	<u>399,113</u>	<u>266,145</u>	<u>279,407</u>	<u>(13,261)</u>	<u>70.01%</u>
53 Security operations				-	
54 Rover Service - 8 hour service - 7 days a week	90,854	60,569	55,861	4,709	61.48%
55 Security staffing contract services	347,923	231,949	214,594	17,355	61.68%
56 Contractual virtual guard and Access cards	59,000	39,333	44,358	(5,025)	75.18%
57 Off-duty policing	16,000	10,667	6,362	4,305	39.76%
58 Total Utilities	<u>513,777</u>	<u>342,518</u>	<u>321,175</u>	<u>21,343</u>	<u>62.51%</u>
59 Field office administration					
60 Field Manager	67,295	44,863	41,892	2,971	62.25%
61 Assistant Field Manager	6,515	4,343	4,536	(193)	69.63%
62 Office administrator	62,595	41,730	44,326	(2,596)	70.81%
63 Payroll taxes	15,000	10,000	8,255	1,745	55.03%
64 Pool & beach club attendants	26,000	17,333	14,109	3,224	54.27%
65 Guard office supplies	1,500	1,000	1,626	(626)	108.42%
66 Seasonal decorations	60,000	58,950	58,950	-	98.25%
67 Beach club office equipment	4,500	3,000	2,522	478	56.04%
68 Beach club office supplies	4,500	3,000	3,599	(599)	79.97%
69 Beach club gym supplies	18,100	12,067	5,893	6,173	32.56%
70 Community events supplies	14,272	9,515	13,951	(4,436)	97.75%
71 Guard office equipment	1,000	667	-	667	0.00%
72 Miscellaneous field expense-reserve study	7,340	4,893	-	4,893	0.00%
73 Total Field office administration	<u>288,617</u>	<u>211,361</u>	<u>199,660</u>	<u>11,702</u>	<u>69.18%</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH MAY 31, 2024**

	<u>FY 2024 ADOPTED BUDGET</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE FAV (UNFAV)</u>	<u>% OF BUDGET BUDGET SPENT TO DATE</u>
74	Landscape Maintenance				
75	55,640	37,093	32,160	4,933	57.80%
76	3,000	2,000	2,200	(200)	73.33%
77	3,000	3,000	3,000	-	100.00%
78	343,885	229,257	230,690	(1,433)	67.08%
79	15,000	15,000	17,818	(2,818)	118.79%
80	7,500	3,785	3,785	-	50.47%
81	20,000	20,000	21,650	(1,650)	108.25%
82	7,500	5,000	6,783	(1,783)	90.44%
83	50,000	33,333	18,870	14,463	37.74%
84	6,000	4,000	2,424	1,576	40.40%
85	5,000	3,333	-	3,333	0.00%
86	<u>516,525</u>	<u>355,802</u>	<u>339,381</u>	<u>16,421</u>	<u>65.70%</u>
87	Facilities maintenance				
88	15,000	10,000	22,181	(12,181)	147.87%
89	15,000	10,000	7,903	2,097	52.69%
90	7,000	4,667	1,634	3,033	23.34%
91	5,000	1,667	2,207	1,667	44.14%
92	49,815	33,210	2,313	30,897	4.64%
93	20,000	13,333	11,440	1,893	57.20%
94	1,800	1,200	975	225	54.17%
95	6,000	4,000	7,382	(3,382)	123.03%
96	5,000	3,333	4,322	(989)	86.44%
97	2,500	1,667	-	1,667	0.00%
98	35,000	23,333	22,800	533	65.14%
99	55,000	35,000	35,000	-	63.64%
100	7,500	2,500	875	1,625	11.67%
101	9,200	6,133	9,053	(2,920)	98.40%
102	154,000	154,000	155,706	(1,706)	101.11%
103	<u>387,815</u>	<u>304,043</u>	<u>283,791</u>	<u>22,459</u>	<u>73.18%</u>
104	Facilities maintenance (pool)				
105	21,000	14,000	11,528	2,472	54.89%
106	7,000	4,667	10,632	(5,966)	151.89%
107	8,000	5,333	742	4,591	9.28%
108	575	383	275	108	47.83%
109	<u>36,575</u>	<u>24,383</u>	<u>23,177</u>	<u>1,206</u>	<u>63.37%</u>
110	<u>2,142,422</u>	<u>1,504,253</u>	<u>1,446,590</u>	<u>59,870</u>	<u>67.52%</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH MAY 31, 2024**

	<u>FY 2024 ADOPTED BUDGET</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE FAV (UNFAV)</u>	<u>% OF BUDGET BUDGET SPENT TO DATE</u>
111 Infrastructure reinvestment					
112 Capital improvement program					
113 Capital outlay	-	-	-	-	0.00%
114 Total Infrastructure reinvestment	-	-	-	-	0.00%
115 Total expenditures	<u>2,429,547</u>	<u>1,711,062</u>	<u>1,583,498</u>	<u>129,770</u>	<u>65.18%</u>
116 Other financing sources and uses					
117 Increase in fund balance - Weir project	53,784	53,784	53,784	-	100.00%
118 Increase in fund balance - Operating capital	67,527	67,527	67,527	-	100.00%
119 Total Infrastructure reinvestment	<u>121,311</u>	<u>121,311</u>	<u>121,311</u>	<u>-</u>	<u>100.00%</u>
120 Excess/(deficiency) of revenues over/(under) expenditures	-	703,915	906,328	76,893	
121 Fund balance - beginning (unaudited)	1,004,835	1,004,835	881,370	(123,465)	
122 Fund balance - ending	<u>\$ 1,004,835</u>	<u>\$ 1,708,750</u>	<u>\$ 1,787,698</u>	<u>\$ 78,948</u>	

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2013
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH MAY 31, 2024**

	FY 2024 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy	\$ 104,009	\$ 104,009	\$ 104,946	\$ 937
Allowable discounts (4%)			(4,058)	
Assessment levy: net of discounts			<u>100,888</u>	
Interest	-	-	5,410	5,410
Bond close out transfer in	-	-	3,296	3,296
Total revenues	<u>104,009</u>	<u>104,009</u>	<u>109,594</u>	<u>9,643</u>
EXPENDITURES				
Debt Service				
Principal	30,000	55,914	55,914	-
Principal prepayment	-	-	-	-
Interest	69,675	61,162	61,162	-
Total debt service	<u>99,675</u>	<u>117,077</u>	<u>117,077</u>	<u>-</u>
Other fees & charges				
Tax collector	4,334	2,889	-	2,889
Total other fees & charges	<u>4,334</u>	<u>2,889</u>	<u>-</u>	<u>2,889</u>
Total expenditures	<u>104,009</u>	<u>119,966</u>	<u>117,077</u>	<u>2,889</u>
Excess/(deficiency) of revenues	<u>-</u>	<u>(15,957)</u>	<u>(7,482)</u>	<u>12,532</u>
Fund balance - beginning (unaudited)	167,795	167,795	178,157	10,362
Fund balance - ending	<u>\$ 167,795</u>	<u>\$ 151,838</u>	<u>\$ 170,675</u>	<u>\$ 18,836</u>

Cory Lakes
Operating Account - Bank Reconciliation
May 31, 2024

	Operating Acct (BU)
<i>Balance Per Bank Statements</i>	\$ 217,472.29
Plus: Deposits In Transit	-
Less: Outstanding Checks	(19,649.40)
Less: Restricted cash in operating account	
<i>Adjusted Bank Balance</i>	\$ 197,822.89
<i>Beginning Balance Per Books</i>	\$ 211,326.72
Cash Deposits & Credits	400,947.60
Cash Disbursements & Transfers	(414,451.43)
<i>Balance Per Books</i>	\$ 197,822.89

Cory Lakes CDD
Check Register - Operating Account
FY2023

Date	Number	Payee	Memo	Payment	Deposit	Balance
2/29/2024						349,925.28
3/1/2024	030124ACH	ADP.	VOID: PR 3/1/24			349,925.28
3/1/2024	030124ACH	ADP.	pr fees	258.21		349,667.07
3/1/2024	100074	A Party To Remember LLC	Invoice: 151 (Reference: special Event.)	3,370.62		346,296.45
3/1/2024	100075	Bright House Networks	Invoice: 128076001021424 (Reference: 10441 Cory Lake Dr 2/14/24- 3/13/24.)	907.21		345,389.24
3/1/2024	100076	Allied Universal Corp	Invoice: 15360261 (Reference: Patrol Officer.) Invoice: 15360260 (Reference: bridge Gate office	17,068.64		328,320.60
3/1/2024	100077	HD Supply Facilities Maintenance, LTI	Invoice: 9222981301 (Reference: Violate sticker warn 6x3.) Invoice: 9222938841 (Reference: 12	521.08		327,799.52
3/4/2024	100078	Breeze Connected, LLC	Invoice: 3514 (Reference: Tampa Bay Times.)	369.50		327,430.02
3/4/2024	100079	American Power Washing	Invoice: 530 (Reference: Pool Chair Cleaning.)	875.00		326,555.02
3/4/2024	100080	ASP Underground Solutions Inc.	Invoice: 61 (Reference: Surface Stabilization.)	7,500.00		319,055.02
3/4/2024	100081	Boyette Pump & Well Service	Invoice: 4343 (Reference: PVC Valve, motor and labor.)	1,255.00		317,800.02
3/5/2024	100082	Solitude Lake Management	Invoice: PSI055912 (Reference: March Annual Maintenance.)	4,078.88		313,721.14
3/5/2024	100083	Suncoast Pool Service Inc	Invoice: 10114 (Reference: Swimming pool and fountain service, Operational checks of pumps and	1,725.00		311,996.14
3/5/2024	100084	Allied Universal Corp	Invoice: 15401395 (Reference: Patrol Officer.) Invoice: 15401394 (Reference: Morris Bridge Gate	17,678.85		294,317.29
3/5/2024	100085	Fitness Services of Florida, Inc.	Invoice: 28148 (Reference: Monthly Preventative Maintenance service Feb24.)	275.00		294,042.29
3/5/2024	100086	Pest2Rest, Inc.	Invoice: 54516 (Reference: General Household Pest Control.)	325.00		293,717.29
3/5/2024	100087	Steve Gaskins Contracting, Inc.	Invoice: 0002034 (Reference: Snyder Feb 24,25,28.)	1,210.00		292,507.29
3/5/2024	100088	US Bank Equipment Finance	Invoice: 522717172 (Reference: Property damage surcharge.)	295.12		292,212.17
3/5/2024	100089	Verizon	Invoice: 9957363332 (Reference: Account 842085579-00001.)	473.62		291,738.55
3/11/2024	031124ACH	ADP.	PR-Candice Chukes resubmitted	337.77		291,400.78
3/12/2024	100090	Navitas Credit Corp	Reference: Title/ Disbursement fee	894.55		290,506.23
3/12/2024	100091	Gate Tech Inc.	Invoice: 160810 (Reference: DKS Cellular Monthly Charge.)	67.44		290,438.79
3/12/2024	100092	Envera Systems	Invoice: 734963 (Reference: Entrance #1 Cross Creek Blvd.) Invoice: 734964 (Reference: Pool 1	16,022.00		274,416.79
3/13/2024	01ACH031324	Tampa Electric	Invoice: 030624-0199 (Reference: Summary Bill account.)	26,717.17		247,699.62
3/14/2024	01ACH031424	Frontier Communications	Invoice: 021924-01-5 ()	157.55		247,542.07
3/15/2024	031524ACH2	ADP.	PR 3/1/24	6,492.65		241,049.42
3/15/2024	031524ACH	ADP.	VOID: BOS MTG			241,049.42
3/15/2024	031524ACH	ADP.	pr fees	236.29		240,813.13
3/19/2024	01ACH031924	Tampa Electric	Invoice: 89928- 3/24 (Reference: Beach Club 11589 Cory Lakes Blvd 2/9/24- 3/8/24.)	636.53		240,176.60
3/19/2024	02ACH031924	Tampa Electric	Invoice: 9993-3/24 (Reference: Beach Club 12027 Cory Lakes Blvd 2/9/24- 2/8/24.)	476.01		239,700.59
3/19/2024	100093	CIO Technology Solutions, inc	Invoice: 33630-MSP (Reference: Feb Monthly billing.)	553.18		239,147.41
3/19/2024	100094	Star Environmental, Inc	Invoice: 73122 (Reference: Monthly lift station services 3/1- 3/31/24.)	85.00		239,062.41
3/19/2024	100095	Anago of Tampa Inc.	Invoice: 130868 (Reference: April Janitorial services.)	1,430.00		237,632.41
3/19/2024	100096	Roof X Inc	Invoice: 5528 (Reference: Soffit & Facia Repair.)	500.00		237,132.41
3/20/2024	100097	Star Environmental, Inc	Invoice: 73154 (Reference: Monthly lift station services 3/1- 3/31/24.)	85.00		237,047.41
3/20/2024	100098	Straley Robin Vericker	Invoice: 24280 (Reference: Professional Services Rendered Through Feb 29,24.)	906.50		236,140.91
3/22/2024	1004	Dominique Green	Reimbursement for Purchasing Gas for CL vehicle	60.00		236,080.91
3/22/2024	100099	Landscape Maintenance Professionals	Invoice: 182525 (Reference: Irrigation repairs 3/7.)	756.37		235,324.54
3/25/2024	100100	Johnson Engineering, Inc	Invoice: 76 (Reference: Engineering services through march10,24.)	127.50		235,197.04
3/26/2024	01ACH032624	Frontier Communications	Invoice: 030624-0548 (Reference: March 10441 Cory Lakes Drive.)	255.98		234,941.06
3/26/2024	100101	Access Central Inc	Invoice: 83776 (Reference: 300 Barcodes FC8 starting at 17101 at Beach Club.)	2,133.70		232,807.36
3/26/2024	100102	Boyette Pump & Well Service	Invoice: 4480 (Reference: Irrigation repairs.)	95.00		232,712.36
3/27/2024	01ACH032724	Frontier Communications	Reference: Frontier-Communication.	175.98		232,536.38
3/27/2024	02ACH032724	Frontier Communications	Reference: Frontier-Communication.	125.98		232,410.40
3/27/2024	03ACH032724	Frontier Communications	Reference: Frontier-Communication.	175.98		232,234.42
3/28/2024	100103	Landscape Maintenance Professionals	Invoice: 182549 (Reference: Install spring annuals.)	1,825.00		230,409.42
3/29/2024	032924ACH	ADP.	PR 032924	4,796.88		225,612.54
3/31/2024			Deposit		2,465.00	228,077.54
3/31/2024	604		March square deposits-did not receive reports requested 4/9/2024		767.32	228,844.86
3/31/2024	605		immaterial reconciliation difference		0.01	228,844.85
3/31/2024	606	ADP.	(Expense not entered so credit directly to cash) Amount due from ADP for payments to wrong accc	3,145.45		225,699.40

3/31/2024			to reverse transfer for Weir project already funded in full		53,784.00	279,483.40
3/31/2024				127,458.20	57,016.32	279,483.40
4/1/2024	100105	City of Tampa Utilities	Reference: 10594 Cory Lake Dr.	6.60		279,476.80
4/4/2024	WIRE	ADP.	PR 032924-paid directly to employee from ADP bill	351.63		279,125.17
4/9/2024	100106	Suncoast Pool Service Inc	Invoice: 10190 (Reference: Swimming pool service.)	2,325.00		276,800.17
4/9/2024	100107	HD Supply Facilities Maintenance, LTI	Invoice: 9224101587 (Reference: beach club supplies.)	1,308.22		275,491.95
4/9/2024	100108	Boyette Pump & Well Service	Invoice: 4195 (Reference: Replaced motor that other company installed per warranty.)	850.00		274,641.95
4/9/2024	100109	Bright House Networks	Invoice: 128076001031424 (Reference: 1/14- 4/13.)	0.03		274,641.92
4/9/2024	100110	Gate Tech Inc.	Invoice: 161225 (Reference: 15' lighted arm kit.) Invoice: 161144 (Reference: DKS Cellular Mont	1,412.55		273,229.37
4/12/2024	WIRE	ADP.	PR 04-12-24-paid directly to employee from ADP bill	415.13		272,814.24
4/12/2024	041224ACH2	Krystal McCallister	VOID: PR sent via wire			272,814.24
4/12/2024	041224ACH3	ADP.	pr fees	172.14		272,642.10
4/12/2024	040424ACH	Krystal McCallister	VOID: PR sent via wire-paid directly to employee from ADP bill			272,642.10
4/12/2024	041224ACGH	ADP.	PR 04-12-24	6,007.94		266,634.16
4/12/2024	100111	Breeze Connected, LLC	Invoice: 3584 (Reference: Professional svcs.)	5,833.33		260,800.83
4/15/2024	01ACH041524	Frontier Communications	need back up	157.55		260,643.28
4/17/2024	01ACH041724	Tampa Electric	Invoice: 040824-0199 (Reference: Summary Bill account.)	26,716.09		233,927.19
4/17/2024			Funds Transfer	5,000.00		228,927.19
4/18/2024	100112	Welch Tennis Courts, Inc.	Invoice: 75897 (Reference: Canopy replacement canvas.)	3,508.00		225,419.19
4/18/2024	100113	Landscape Maintenance Professionals	Invoice: 89072 (Reference: Controller #5- Zone 10 Morris Bridge Rd..)	397.10		225,022.09
4/18/2024	100114	Anago of Tampa Inc.	Invoice: 131320 (Reference: May Janitorial Services.)	1,430.00		223,592.09
4/18/2024	100115	Envera Systems	Invoice: 739509 (Reference: Entrance #1 Cross Creek Blvd.)	3,340.00		220,252.09
4/18/2024	100116	Solitude Lake Management	Invoice: PSI063168 (Reference: Annual Maint-April 2024.)	4,078.88		216,173.21
4/18/2024	100117	Straley Robin Vericker	Invoice: 24426 (Reference: Professional Services Rendered Through March 31.)	440.50		215,732.71
4/18/2024	100118	CIO Technology Solutions, Inc.	Invoice: 33781-MSP (Reference: Monthly billing for March.)	557.27		215,175.44
4/18/2024	100119	Playmore West, Inc.	Invoice: 23906 (Reference: Quote 19158.)	6,163.13		209,012.31
4/18/2024	100120	WM Corp Services, Inc	Invoice: 0013598-2206-9 (Reference: 8 yr Dumpster 1x week.)	783.79		208,228.52
4/18/2024	100121	Spark Energy Gas LLC	Invoice: 12851834 (Reference: 2/12- 3/11 Energy Charge.)	7.53		208,220.99
4/18/2024	100122	Allied Universal Corp	Invoice: 15513463 (Reference: Morris Bridge Gate Office.)	6,216.21		202,004.78
4/18/2024	100123	Star Environmental, Inc	Invoice: 73528 (Reference: Monthly Lift Station 4/1- 4/30.) Invoice: 73560 (Reference: Monthly	390.00		201,614.78
4/22/2024	100124	Navitas Credit Corp	Reference: Title Disbursement. https://clientname(FILLIN).payableslockbox.com/DocView/Invoice'	1,000.39		200,614.39
4/22/2024	100125	Landscape Maintenance Professionals	Reference: Monthly Ground Maintenance April24. https://clientname(FILLIN).payableslockbox.com	28,800.37		171,814.02
4/22/2024	609				28,568.16	200,382.18
4/23/2024	100127	HD Supply Facilities Maintenance, LTI	Invoice: 9224791121 (Reference: Fido Baggies Pet waste Bags.) Invoice: 9224744836 (Referen	494.71		199,887.47
4/23/2024	100128	Allied Universal Corp	Invoice: 15581632 (Reference: Cross Creek Gate Officer.) Invoice: 15581634 (Reference: Patrol	10,368.80		189,518.67
4/23/2024	100129	Boring Inc	Invoice: 819297 (Reference: Konica/C258.)	137.76		189,380.91
4/23/2024	100130	Bright House Networks	Invoice: 128076001041524 (Reference: 4/14- 5/13.)	906.80		188,474.11
4/26/2024	042624ACH1	Candice Chukes	VOID: PR sent via wire			188,474.11
4/26/2024	01ACH042624	Frontier Communications	Invoice: 040524-0548 (Reference: April 10441 Cory Lakes Drive.)	255.98		188,218.13
4/26/2024	042624ACH	ADP.	PR 04-26-24	7,729.53		180,488.60
4/26/2024	613		refunded from ADP and wired to employee		188.62	180,677.22
4/26/2024	613				188.62	180,488.60
4/29/2024	01ACH042924	Frontier Communications	Reference: Frontier-Communication.	175.98		180,312.62
4/29/2024	02ACH042924	Frontier Communications	Reference: Frontier-Communication.	125.98		180,186.64
4/29/2024	03ACH042924	Frontier Communications	Reference: Frontier-Communication.	175.98		180,010.66
4/29/2024	100131	Breeze Connected, LLC	Invoice: 3522 (Reference: Professional svcs.)	5,833.33		174,177.33
4/30/2024			Deposit		1,144.28	175,321.61
4/30/2024			Deposit		2,023.75	177,345.36
4/30/2024	605	Strongroom - Avidpay	check 100104 paid by strongroom to tampa utilities by virtual cc pmt. Tampa utilites does not acce	1,887.95		175,457.41
4/30/2024	605	Strongroom	check 100104 paid by strongroom to tampa utilities by virtual cc pmt. Tampa utilites does not acce		151.10	175,608.51
4/30/2024				135,950.80	32,075.91	175,608.51
5/1/2024	050124ACH1	ADP.	VOID: PR tax 050924			175,608.51
5/1/2024	100126	Johnson Engineering, Inc	Reference: Engerineering service. https://clientname(FILLIN).payableslockbox.com/DocView/Invoi	42.50		175,566.01
5/3/2024	50324	ADP.	pr fees	295.10		175,270.91
5/6/2024	100132	Suncoast Pool Service Inc	Invoice: 10265 (Reference: Summing Pool Service.)	2,325.00		172,945.91
5/6/2024	100133	Landscape Maintenance Professionals	Invoice: 183519A (Reference: April 24.)	28,943.65		144,002.26
5/6/2024	100134	HD Supply Facilities Maintenance, LTD		28.16		143,974.10

5/6/2024	100135	Allied Universal Corp	Invoice: 15474146 (Reference: Cross Creek Gate Officer.) Invoice: 15474147 (Reference: Morris	16,490.96		127,483.14
5/7/2024	050724ach	ADP.	PR 04-26-24	188.62		127,294.52
5/7/2024	2ACH050724	Navitas Credit Corp	Reference: Contract payment.	906.39		126,388.13
5/8/2024	01ACH050824	Tampa Electric	Invoice: 9993- 4/24 (Reference: Beach Club 12027 Cory Lakes Blvd 3/9- 4/9.)	605.25		125,782.88
5/8/2024	01ACH050824	Tampa Electric	Invoice: 89928- 4/24 (Reference: Beach Club 11589 Cory Lakes Blvd 3/9 - 4/9.)	693.91		125,088.97
5/8/2024	100136	Business Observer	Invoice: 24-01392H (Reference: Security service request for proposals.)	115.94		124,973.03
5/8/2024	100137	Allied Universal Corp	Invoice: 15513462 (Reference: Security.) Invoice: 15513464 (Reference: Rover-security.) Invo	34,397.22		90,575.81
5/9/2024	050924ACH2	ADP.	PR 050924	4,991.94		85,583.87
5/9/2024	050924ACH	ADP.	PR 5-10-24 PR	977.94		84,605.93
5/9/2024	100139	Landscape Maintenance Professionals	Invoice: 183519 (Reference: Service Apr24.) Invoice: 183891 (Reference: Irrigation repair.)	30,467.53		54,138.40
5/9/2024	100140	CIO Technology Solutions, Inc.	Invoice: 33910-MSP (Reference: Monthly billing.)	557.27		53,581.13
5/9/2024	100141	Breeze Connected, LLC	Invoice: 3647 (Reference: FedEx 4/14.) Invoice: 3690 (Reference: Tampa Bay Times.)	929.39		52,651.74
5/9/2024	100142	Gate Tech Inc.	Invoice: 161088 (Reference: Replacement 15' Arm w/ LED's on ne side and wiring harness 17' ove	1,486.36		51,165.38
5/9/2024	100143	City Tampa Utilities	Invoice: 040524-0805 (Reference: 10800 W Cory Lake Blvd.) Invoice: 040524-0806 (Reference:	4,312.16		46,853.22
5/9/2024	100144	City Tampa Utilities	Invoice: 040524-9599 (Reference: 10594 Cory Lake Dr.)	6.60		46,846.62
5/10/2024	100145	Landscape Maintenance Professionals	Invoice: 183926 (Reference: at tennis court install plants along small parking area bed.) Invo	6,415.90		40,430.72
5/10/2024	100146	Breeze Connected, LLC	Invoice: 3697 (Reference: Tampa Bay Times 5/6 meeting notice.)	565.00		39,865.72
5/13/2024	051324ACH	ADP.	PR 5-10-24 PR	795.34		39,070.38
5/14/2024	WIRE051424	Finemark National Bank & Trust	Principal Payment Interest to 5/1/24	147,875.00		-108,804.62
5/14/2024	100147	Custom Air Conditiong & Air Quality, L	Invoice: 25265791 (Reference: flush drain line.)	1,621.00		-110,425.62
5/14/2024	100148	Navitas Credit Corp	Invoice: 050424-4119 (Reference: Contract payment.)	1,908.64		-112,334.26
5/14/2024	100149	HD Supply Facilities Maintenance, LTI	Invoice: 9225388028 (Reference: Shield Security LED 28w Floodlight-CN.) Invoice: 9225419498	529.14		-112,863.40
5/14/2024	100150	Anago of Tampa Inc.	Invoice: 131923 (Reference: June Janitorial service.)	1,430.00		-114,293.40
5/14/2024	100151	WM Corp Services, Inc	Invoice: 0021417-2206-2 ()	783.79		-115,077.19
5/14/2024	100152	Gate Tech Inc.	Invoice: 161492 (Reference: DKS Cellular Monthly Charge.)	67.44		-115,144.63
5/14/2024	100153	Star Environmental, Inc	Invoice: 73337 (Reference: Guard Shack - Ebara 2hp 1 ph pump.)	5,615.00		-120,759.63
5/14/2024	100154	Envera Systems	Invoice: 740665 (Reference: Entrance #1 Cross Creek Blvd.)	3,340.00		-124,099.63
5/14/2024	100155	Solitude Lake Management	Invoice: PSI071159 (Reference: Annual Maintenance May.)	4,078.88		-128,178.51
5/14/2024	607	Finemark National Bank & Trust				-128,178.51
5/15/2024	100156	Landscape Maintenance Professionals	Invoice: 183951 (Reference: Replace faulty 1 1/2inch irrigation control valve.)	468.52		-128,647.03
5/15/2024	100157	Olin Plumbing Inc.	Invoice: I-37949-1 (Reference: Minor Water Leak.)	425.00		-129,072.03
5/17/2024	100158	Landscape Maintenance Professionals	Invoice: 183198 (Reference: Replace faulty irrigation controller.)	521.00		-129,593.03
5/20/2024	01ACH052024	Tampa Electric	Invoice: 050624- 0199 (Reference: Summary Bill account..)	27,090.94		-156,683.97
5/20/2024	100138	City of Tampa Utilities		1,887.95		-158,571.92
5/20/2024	100159	Suncoast Pool Service Inc	Invoice: 10320 (Reference: replacement motor for the 15hp EQ series pump, includes new mecha	2,290.00		-160,861.92
5/20/2024	100160	Landscape Maintenance Professionals	Invoice: 184045 (Reference: Install selective plant materials to bed..)	11,402.00		-172,263.92
5/20/2024	100161	Bright House Networks	Invoice: 128076001051424 (Reference: 5/14-6/13.)	906.77		-173,170.69
5/21/2024			Funds Transfer		200,000.00	26,829.31
5/23/2024	100162	Straley Robin Vericker	Invoice: 24599 (Reference: Professional Services Rendered Through Apr 30,24.)	1,799.50		25,029.81
5/23/2024	100163	Boring Inc	Invoice: 822441 (Reference: Konica/C258.)	68.18		24,961.63
5/23/2024	100164	Playmore West, Inc.	Invoice: X24003 (Reference: Installation of Playworld Equipment.)	2,809.00		22,152.63
5/23/2024	100165	Landscape Maintenance Professionals	Invoice: 184019 (Reference: irrigation repairs 5/13.)	744.33		21,408.30
5/23/2024	100166	HD Supply Facilities Maintenance, LTI	Invoice: 9225579925 (Reference: Fido Baggies Pet waste Bags.)	139.99		21,268.31
5/23/2024	100167	Star Environmental, Inc	Invoice: 73902 (Reference: Monthly lifts station services May24.) Invoice: 73934 (Reference: Mo	170.00		21,098.31
5/23/2024	To Print	A Party To Remember LLC	Reference: DJ back to school Bash. https://clientname(FILLIN).payableslockbox.com/DocView/Inv	355.00		20,743.31
5/23/2024	608			3,000.00		17,743.31
5/23/2024			Funds Transfer		200,000.00	217,743.31
5/24/2024	052424ACH	ADP.	PR 05-24-24	7,389.31		210,354.00
5/24/2024	100168	Boring Inc	Invoice: 816063 (Reference: Konica/ C258.)	59.29		210,294.71
5/24/2024	100169	FL-Air Heating & Cooling	Invoice: 19125 (Reference: Maintenance Plans- Standard Maintenance Plan.)	1,134.00		209,160.71
5/24/2024	100170	US Bank Equipment Finance	Invoice: 524882305 (Reference: office equipment.)	13.01		209,147.70
5/24/2024	100171	Business Observer	Invoice: 24-01532H (Reference: Notice of Qualifying period for Candidates for the board of supervi	67.81		209,079.89
5/24/2024	100172	Breeze Connected, LLC	Invoice: 3653 (Reference: Monthly Professional management services.)	5,833.33		203,246.56
5/24/2024	100173	Fitness Services of Florida, Inc.	Invoice: 28253 (Reference: Monthly Preventative Maintenance service Mar24.)	300.00		202,946.56
5/28/2024	01ACH052824	Frontier Communications	Reference: Frontier-Communication. Confirmation code p2476LHXSQ	175.98		202,770.58
5/28/2024	02ACH052824	Frontier Communications	Reference:May 10441 Cory Lakes Drive.	287.23		202,483.35
5/29/2024	02ACH052924	Frontier Communications	Reference: Frontier-Communication.	175.98		202,307.37

5/29/2024	02ACH052924	Frontier Communications	Reference: Frontier-Communication.	255.98		202,051.39
5/31/2024			Deposit		631.41	202,682.80
5/31/2024	609		Strongroom issue with city of tampa utilites-Check 100104 did not clear but it was returned from S	151.10		202,531.70
5/31/2024	609		Strongroom issue with city of tampa utilites-Check 100104 did not clear but it was returned from S		68.20	202,599.90
5/31/2024	610	Breeze-Cust	Wire fees paid for error in PR to wire paycheck to Krystal McAllister	25.00		202,574.90
5/31/2024	611		refund from ADP		247.98	202,822.88
5/31/2024	612		immaterial recon difference		0.01	202,822.89
5/31/2024			Funds Transfer	5,000.00		197,822.89
5/31/2024				378,733.22	400,947.60	197,822.89

Cory Lakes

Community Development District

EXHIBIT

5

AGENDA

Cory Lakes Community Development District
Negative Variance Report
5/31/2024

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Insurance: general liability & public officials	40,500	40,500	51,459	(10,959)	Direct amount billed from insurance
Legal advertising and Sunshine Board	1,500	1,000	5,618	(4,618)	Direct amount billed for legal advertising
Sewer lift stations	5,032	3,355	9,995	(6,640)	Replaced header system -\$2800/Guard Shack pump \$5615
Payroll services	600	400	2,516	(2,116)	ADP is billing average of \$300 per month. This is in excess of budget
Legal - general counsel	15000	10,000	12,952	(2,952)	Direct amount billed legal services from Straley Robin Vericker
Streetlights	241863	161,242	165,742	(4,500)	Direct amount billed from TECO for streetlights-approx \$21K per month
Electricity	82593	55,062	57,629	(2,567)	Direct amount billed from TECO for electricity
Water, sewer & irrigation	24975	16,650	17,744	(1,094)	Direct amount billed from City of Tampa Utilities
Office administrator	62595	41,730	44,326	(2,596)	Dominique received raise Direct amount billed by vendor-quarterly invoices have been expensed monthly. \$4268 total for (2)
Contractual virtual guard	59,000	39,333	44,358	(5,025)	invoices for 300 barcodes
Tree removal, replacement and maintenance	20,000	20,000	21,650	(1,650)	There were a few small invoices that totaled \$1050 for removing trees in addition to \$20K budgeted
Landscaping	343,885	229,257	230,690	(1,433)	Direct amount billed by Landscape Maintenance Professionals, Inc of approx. \$28,800 per month
Supervisors	12,000	8,000	9,600	(1,600)	Additional meetings were held by Board of Supervisors
Guard office supplies	1,500	1,000	1,626	(626)	multiple expenses for office supplies-mostly HD Supply
Beach club office supplies	4,500	3,000	3,599	(599)	multiple expenses for office supplies-mostly HD Supply and Amazon
Community events supplies	14,272	9,515	13,951	(4,436)	\$10,530 to a Party 2 Remember
Plant replacement	15,000	15,000	17,818	(2,818)	\$11,402 to Landscape Maintenance Professionals to install selective plant materials in May Playmore West quote 19158 for \$6163 and installation of Playworld equipment for \$2809. Welch
Recreation equipment maintenance & repair	15,000	10,000	22,181	(12,181)	tennis canopy replacement \$3508
Car and cart repairs and maintenance	6,000	4,000	7,382	(3,382)	\$2793 cart repair to Everglades equipment in May.
Security gate maintenance & repair	5,000	3,333	4,322	(989)	Arm replacement and lighted arm kit total \$2834 payment was made via phone. Breeze to return late fee. Additional payment made by phone will be credited in June.
Rentals and leases	9,200	6,133	9,053	(2,920)	Replacement of lap lines in December \$2772 and replacement of motor in May \$2290
Pool repairs	7,000	4,667	10,632	(5,966)	Expenses to date are for replacing motor and warranty work on motor
Well maintenance - irrigation	3,000	2,000	2,200	(200)	Hunter battery operated controller and battery pack - total \$1350 and multiple invoices to Landscape
Irrigation - maintenance	7,500	5,000	6,783	(1,783)	Maintenance professionals for irrigation repairs and service.

Cory Lakes

Community Development District

EXHIBIT

6

AGENDA



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM



Cory Lakes CDD - 2 Vehicle Entrances - Equipment

Date:	5/29/2024	PROPOSAL		Proposal No:	TH24522
Submitted to:	Cory Lakes CDD	Job Location:	Cory Lakes CDD - 2 Vehicle Entrances - Equipment		
Attention:	Patricia Comings Title: Director	Attention:	Patricia Comings Title:		
Email:	patricia@breezehome.com	Email:	patricia@breezehome.com		
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:		
Address:	1540 International Parkway # 2000	Address:	10441 Cory Lake Drive		
City / ST	Lake Mary / FL Zip: 32746	City / ST	Tampa / FL Zip: 33647		

SCOPE OF WORK:

REPLACE / INSTALL 2 ENTRANCES OF ACCESS CONTROL EQUIPMENT INCLUDING ALL CAMERAS AND CALL BOXES . ECS IS ASSUMING THAT ALL WIRING / CABLE IS IN TACT . ALL NEW EQUIPMENT WILL HAVE A 36 MONTH WARRANTY PARTS / LABOR . THIS QUOTE INCLUDES 2 NEW ACCESS TOWERS AND ALL INTERACTIVE SOFTWARE FOR BOTH GUARD HOUSES AT BOTH ENTRANCES . ECS WILL NEED COMPLETE DATA BASES FOR MANAGEMENT . MANAGEMENT QUOTE IS A SEPERATE MONTHLY QUOTE .

INCLUDED MATERIALS:

AN EQUIPMENT LIST WILL BE PROVIDED UPON REQUEST .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL: \$44,500.00
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This proposal is valid through 6/28/2024

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____
Date

ECS INTEGRATIONS- rev 2021-10-11

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

Cory Lakes

Community Development District

EXHIBIT

7

AGENDA



Integrations

Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Cory Lakes CDD -Access/ C-house / tennis / b-ball



Date:	5/29/2024	PROPOSAL		Proposal No:	TH24523
Submitted to:	Cory Lakes CDD	Job Location:	Cory Lakes CDD -Access/ C-house / tennis / b-ball		
Attention:	Patricia Comings Title: Director	Attention:	Patricia Comings Title:		
Email:	patricia@breezehome.com	Email:	patricia@breezehome.com		
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:		
Address:	1540 International Parkway # 2000	Address:	10441 Cory Lake Drive		
City / ST	Lake Mary / FL Zip: 32746	City / ST	Tampa / FL Zip: 33647		

SCOPE OF WORK:

REMOVE / REPLACE ALL ACCESS POINTS IN THE CLUBHOUSE INCLUDING BIO READERS . ADD 2 POINTS OF ACCESS FOR BBALL / TENNIS COURTS , BOTH ADDITIONS INCLUDE LOCKING / DOOR HARDWARE .ALL BIO CREDENTIALS CAN BE MANAGED PROVIDED THE DATA BASE IS HANDED OFF FROM PREVIOUS DEALER . ALL NEW EQUIPMENT WILL BE COVERED FOR 3 YEARS PARTS AND LABOR . THERE WILL BE A SEPERATE MONTHLY QUOTE FOR MANAGEMENT OF THIS SYSTEM .

INCLUDED MATERIALS:

A SEPARATE EQUIPMENT LIST WILL BE PROVIDED UPON REQUEST .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL: \$27,800.00
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This proposal is valid through 6/28/2024

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____
Date

ECS INTEGRATIONS- rev 2021-10-11

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

Cory Lakes

Community Development District

EXHIBIT

8

AGENDA



Integrations

Phone: (863) 797-7525 (863) 968-6713

ACCESS CONTROL + SECURITY + INTRUSION + CCTV + GATES

LIC. EG13000790

ECINTEGRATIONS.COM



Date: 5/29/2024

ACCESS CONTROL MANAGEMENT AGREEMENT

Proposal No: TH24528

Submitted to: Cory Lakes CDD
Attention: Patricia Comings Title: Director
Email: patricia@breezehome.com
Phone: 813-565-4663 Fax: _____
Address: 1540 International Parkway # 2000
City / ST: Lake Mary / FL Zip: 32746

Job Location: Cory Lakes CDD - Chouse /2 entrances access/cctv-Man
Attention: Patricia Comings Title: Director
Email: patricia@breezehome.com
Phone: 813-565-4663 Fax: _____
Address: 10441 Cory Lake Drive
City / ST: Tampa / FL Zip: 33647

ACCESS DATABASE MANAGEMENT AGREEMENT, # OF SYSTEMS: 3

*Upon written request via email, ECS Integrations will make information changes to the Access Control unit. Only emailed change requests from authorized parties will be accepted. Requests will be processed within 48 hours during the business week. Requests are to be submitted to gates@ecintegrations.com

BASIC PROGRAMMING INCLUDES :

- * Entering & deleting card/ fob numbers, names, keypad & card codes.
- * In house back-up of system data in the event of a data loss at the unit due to vandalism or acts of nature.

DOES NOT INCLUDE :

- *Service calls regarding network connection or other issues with the local network.
- *Damaged equipment or replacement hardware.
- * Capacity upgrades.
- * On-site programming:
 1. - Programing of entry devices where no phone line is installed.
 2. - Purchase of any devices.
 3. - On-site timers.
 4. - Mass programming changes (such as assigning time zones, names, or removal of all existing information & re-loading from scratch to a fully populated data base.)

**INVOICED QUARTERLY IN ADVANCE

INIT MONTHLY AMOUNT \$2,850.00

CONSIDERATIONS & EXCLUSIONS: This proposal is valid through: 6/28/2024

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge. Additional notes added at the time of acceptance:

ECS INTEGRATIONS

SUBSCRIBER

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____

Activation Date: _____

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. **SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER.** All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

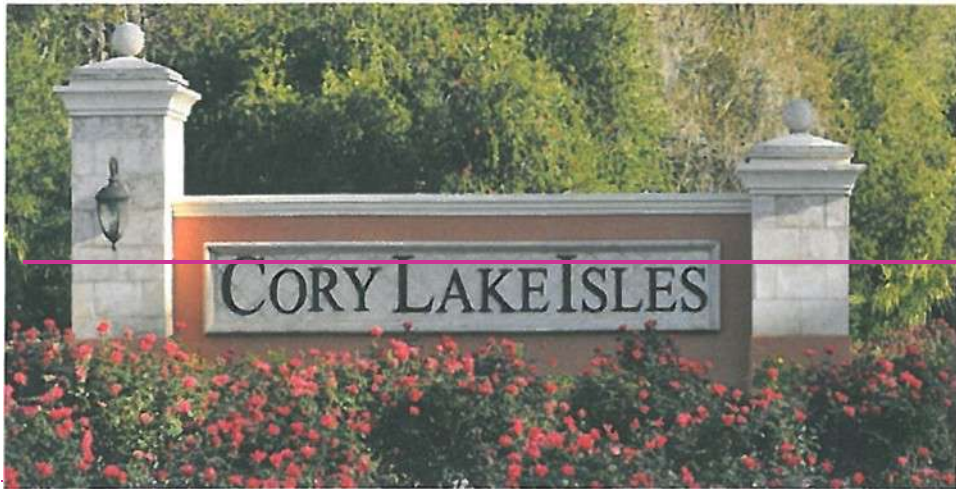
Cory Lakes

Community Development District

EXHIBIT

9

AGENDA



Cory Lakes Community Development District - Rules and Regulations

Revised March ~~2021~~2024

(LK EDITS WITH
SUPERVISORS' INPUT)

Contents

<u>DEFINITIONS</u>	<u>3</u>
<u>SECURITY BAR CODE SCHEDULE OF RATES, FEES, AND CHARGES</u>	<u>4</u>
<u>ANNUAL USER FEE STRUCTURE</u>	<u>4</u>
<u>LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY</u>	<u>5</u>
<u>INDEMNIFICATION</u>	<u>5</u>
<u>SUSPENSION AND TERMINATION OF ADULT PRIVILEGES</u>	<u>6</u>
<u>SUSPENSION AND TERMINATION OF MINOR PRIVILEGES</u>	<u>7</u>
<u>GENERAL FACILITY PROVISIONS</u>	<u>8</u>
<u>ENFORCEMENT</u>	<u>9</u>
<u>GENERAL DISTRICT FACILITY USAGE POLICY</u>	<u>10</u>
<u>BEACH CLUB FACILITY RENTAL POLICIES</u>	<u>10</u>
<u>POOL PARTY RESERVATION POLICIES</u>	<u>12</u>
<u>GENERAL RULES FOR SWIMMING POOL AND WATER SLIDE</u>	<u>12</u>
<u>WATER SLIDE PROCEDURES</u>	<u>13</u>
<u>FECES POLICY FOR SWIMMING POOL</u>	<u>13</u>
<u>ADA CHAIR LIFT USAGE POLICY</u>	<u>14</u>
<u>AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY</u>	<u>14</u>
<u>FITNESS CENTER POLICIES</u>	<u>14</u>
<u>RULES FOR TENNIS COURTS</u>	<u>16</u>
<u>HEARING PROCESS</u>	<u>16</u>
<u>BASKETBALL AND HOCKEY COURT POLICIES</u>	<u>16</u>
<u>TENNIS COURT POLICIES</u>	<u>17</u>
<u>PLAYGROUND AND POCKET PARK POLICIES</u>	<u>18</u>
<u>FISHING AND POND POLICIES</u>	<u>18</u>

BEACH, DOCK AND BOAT RAMP POLICIES 19

COMMUNITY LAKE AND SHORELINE POLICIES 19

NATURAL BUFFER AREAS POLICY STATEMENT 20

LAKE WALL AND BANK EROSION POLICY 21

PARKING RESTRICTIONS POLICY21

POLICY FOR RECORDS MANAGEMENT PROGRAM OF LOCAL RECORDS 21

~~DEFINITIONS.....3~~

~~SECURITY BAR CODE SCHEDULE OF RATES, FEES, AND CHARGES4~~

~~ANNUAL USER FEE STRUCTURE.....4~~

~~LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY5~~

~~INDEMNIFICATION.....5~~

~~SUSPENSION AND TERMINATION OF ADULT PRIVILEGES.....6~~

~~SUSPENSION AND TERMINATION OF MINOR PRIVILEGES.....7~~

~~GENERAL FACILITY PROVISIONS8~~

~~ENFORCEMENT.....9~~

~~GENERAL DISTRICT FACILITY USAGE POLICY10~~

~~BEACH CLUB FACILITY RENTAL POLICIES10~~

POOL PARTY RESERVATION POLICIES12

GENERAL RULES FOR SWIMMING POOL AND WATER SLIDE.....12

WATER SLIDE PROCEDURES.....13

FECES POLICY FOR SWIMMING POOL13

ADA CHAIR LIFT USAGE POLICY14

AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY14

FITNESS CENTER POLICIES.....14

RULES FOR TENNIS COURTS16

HEARING PROCESS.....16

BASKETBALL AND HOCKEY COURT POLICIES.....16

TENNIS COURT POLICIES.....17

PLAYGROUND AND POCKET PARK POLICIES	18
FISHING AND POND POLICIES	18
BEACH, DOCK AND BOAT RAMP POLICIES	19
COMMUNITY LAKE AND SHORELINE POLICIES	19
NATURAL BUFFER AREAS POLICY STATEMENT	20
LAKE WALL AND BANK EROSION POLICY	21
PARKING RESTRICTIONS POLICY	21
POLICY FOR RECORDS MANAGEMENT PROGRAM OF LOCAL RECORDS	21

DEFINITIONS

"Amenity Facilities"-shall mean, in general, the properties and areas owned by the District, including those intended for recreational use and shall include, but not specifically be limited to, the basketball court, tennis courts, roller hockey court, white sand beach, Beach Club, playgrounds, fitness center and pocket parks together with their appurtenant facilities and areas. Any reference intended as to one or more specific Facility shall reference that Facility by name.

"Amenity Facilities Policies" or "Policies" - shall mean all Amenity Facilities Policies of Cory Lakes Community Development District, as amended from time to time.

"Facility Manager"-shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

"Annual User Fee" - shall mean the fee established by the District for any person that is not a Resident or Renter within Cory Lakes CDD I Cory Lake Isles and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board"-shall mean the Cory Lakes Community Development District Board of Supervisors.

"Beach Club Facilities" - shall mean the Beach Club building, pool, playground and fitness center. "District"-shall mean the Cory Lakes Community Development District.

"District Manager"-shall mean the professional management company with which the District has contracted to provide management services to the District.

"District Staff" -shall mean those acting in an official capacity in representation of the District, including but not limited to the District Manager, Facility Manager, Office Administrator, Attendants, On-duty Security Personnel, and any other person acting in said capacity.

"Family"-shall mean a group of related individuals living under one roof or head of household. This includes individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives or extended family not residing in the home.

"Guest" -shall mean any person or persons who are invited and accompanied by a Patron to participate in the use of the Amenity Facilities.

"House guest"-shall mean any person or persons staying with a household as a guest for one night or longer.

"Non-Resident"-shall mean any person or persons that do not own property within the District.

"Non-Resident Member"-shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

"Owner"-shall mean any person or family owning property within the District.

"Patron" or "Patrons"- shall mean Owners, Renters or Non-Resident Members who are fourteen (14) years of age and older. [AB asks about age differences between 18, 17 and 14 used in document – see “Adult” below](#)

"Renter"- shall mean any tenant residing in an Owner's home pursuant to a valid rental or lease agreement executed by the Owner.

"Adult"-shall be considered any person eighteen (18) years of age or older. "Minor" -shall be considered any person seventeen ~~(17)~~17. ___ years of age or younger.

SECURITY BAR CODE SCHEDULE OF RATES, FEES, AND CHARGES

The rates, fees, and charges to be paid for patron security bar codes shall be \$15.00 per bar code. [\[how much does it cost to purchase bar codes?\]](#) [\[Does the resident have to pay for replacement bar codes?\]](#) This fee is intended to offset the price of the bar codes; [\(need to get actual cost of bar codes\)](#) the routine operations and maintenance of the security systems and gates, and the time and labor of District staff. Patrons are encouraged to obtain bar codes for all registered vehicles.

The following is a brief summary of Cory Lakes District rules pertaining to the suspension of Bar Code Privileges:

~~1.—Any patron that hits the barcode gate will be assessed the cost of repair.—(CM) That patron will also have their barcode disabled for 72 hours. To enter the community that patron will have to use the visitors' gate.~~

~~2.—(CM) Any patron that hits the barcode gate a second time within a one (1) year period will be assessed the cost of repair. This will also result in a 14 day suspension of that patron's access to the barcode lane.~~

~~3.—(CM) Any patron that hits the barcode gate a third time within a one (1) year period will be assessed the cost of repair. This will also result in a 30 day suspension of that patron's access to the barcode lane.~~

~~4.—(CM) Any additional incidents after the third will be assessed the cost of damages and result in a 60 day suspension of their barcode.~~

5. For purposes of barcode gate repairs, the "cost of repair" consists of, but is not limited to, service calls, emergency service call fees, parts, labor and administrative costs.

ANNUAL USER FEE STRUCTURE

The annual user fee for persons not owning or renting property within the District is equal to the amount of the annual CDD operation and maintenance assessment per family, which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budget for Cory Lakes Community Development District. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased at any time by action of the Board of Supervisors to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial or business purposes. [This privilege can be terminated or altered by the CDD Board if any rules/policies are violated \(JC\)](#)

FACILITY ACCESS

Facility Access will be issued to all patrons; which includes all children fourteen (14) years of age and older. [\[\(CM asks if we can we raise this age to 16 years of age?\)\]](#) There is a \$10.00 charge to reissue access. [\[why\(CM asked for clarification – would you have this need to reissue access?\)be done in cases of suspension? If itthere is because their finger print](#)

[no longer works a fault in system, should they residents still have to pay? \]?](#)). All patrons will be required to execute an amenity facilities registration form prior to receiving their access. Proof of patron status (owner, renter or non-resident member) will be required for facility access.

GUEST POLICY

Guests must be accompanied by a Patron at all times when using any District Facility. Patron will be responsible for any damages caused by Guests while using facilities-

[.\(CM asks if we want to limit the number of guests per patron based on facility?\)](#)

[\[Do we want to limit the number of guests per patron based on the facility?\]](#)

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each Guest as a condition of invitation to the District Facilities premises assume sole responsibility for his or her property. The District and Its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises. No person shall remove from the District Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. District Facilities Patrons shall be liable for any property damage and/or personal injury at the District Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the District Facilities' premises, shall do so at his or her own risk, and shall hold the District Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for and indemnified against any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.

Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representatives, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron. Should any party bound by these Policies bring suit against the District, the Board of Supervisors, staff, agents or employees of the District, any District Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the District Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

INDEMNIFICATION

Each organization, group or individual reserving the use of a District Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the District Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of Amenity Facilities agrees to indemnify and hold harmless the District and the District management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the District lands, premises and/or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agent, employees and officers shall not be liable for, and the Patron user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

SUSPENSION AND TERMINATION OF ADULT PRIVILEGES

1. Privileges at any of the District Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
 - a. Submits false information on the application for access.
 - a. Permits unauthorized use of any access.
 - b. Exhibits unsatisfactory behavior or appearance. [(CM suggests elaboration on “appearance? Too vague)”?
 - b. Fails to abide by the Rules and Policies established for the use of facilities.
 - c. Treats the ~~personnel or employees~~ personnel, employees, and/or [security staff]Security Staff of the ~~facilities~~ CDD in an unreasonable or abusive manner. Examples include, but are not limited to, the use of profanity, verbal, and physical assault.
 - d. Engages in conduct that is improper or likely to endanger the welfare, safety, or reputation of the facility, ~~or~~ staff [or other patrons, and/or their other residents/guests].

[Intentionally damages

- c. DistrictIntentionally violates any District rule, regulation, and/or policy.
- d. Damages and/or steals district property.
- d. [Steals district property.]
- e. [Persistent complaints from other residents regarding their behavior]
- f. [Disruptive behavior on the part of the patron or their guests including playing loud music, yelling, threatening other patrons or guests, making loud noise with car, driving cars on district property, etc]
- g. [Dogs on the hockey rink. Roller blades on tennis court or basketball court.]
- h. [Use of the facilities excessively and not allowing other residents access to the facility.]

2. District/Security Staff [and security staff] may at any time remove or deny access to any Patron from any or all District Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's facilities from damage.

3. The District shall follow the process below in regards to Suspension or Termination of an Adult Patron's privileges:
 - a. *First Offense*- A First Offense Violation will result in written notice and explanation of the violation being given to Patron and a copy of such notice [will be] being filed in the District ~~Manager~~Manager's Office.
 - b. *Second Offense* - A Second Offense Violation will result in an automatic suspension of all amenity facility privileges for thirty (30) days. Written notice and explanation will be given to Patron, and a copy of such notice will be filed in the District Manager Office.
 - c. *Third Offense* - A Third Offense Violation will result in a suspension of all District Facility privileges until the next Board of Supervisors' Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of Patron's privileges for one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Patron as to the Board of Supervisors' decision.

4. If at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all District Facility privileges suspended until the next Board of Supervisors meeting. ~~-~~ At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.

5. Utilizing any of the District Facilities during the suspension period will be considered trespassing, and law enforcement will be contacted. Furthermore, attendance as a guest will also be prohibited during such time. Attempts

made to gain access to the facilities using another person 's access will result in the suspension of that Patron's privileges for a period of fifteen (15) days.

6. Suspension Effective Date:

- a. The Effective Date for District Facility privilege suspension will be from the date of the written notice of suspension.
- b. Weekdays (Monday- Friday) and Weekends (Saturday -Sunday) will be calculated toward the total number of suspension days.
- c. The Effective Date for the District Facility privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

~~7~~7. Appeal Process -Adult Patrons

- a. Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
- b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District ~~meetings~~ Meeting's agenda.
- c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.

- d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
- e. Any person appealing will be governed by the following procedures:
 - ~~1~~1. Appellant must be physically present or represented by counsel at the meeting in which the appeal will be heard by the Board of Supervisors.
 - ~~2~~2. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
 - ~~3~~3. Appellant's argument and basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
 - ~~4~~4. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
 - ~~5~~5. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
 - ~~6~~6. Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
 - ~~7~~7. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
 - ~~8~~8. District action(s) will be resolved by way of successful Board motion.
 - ~~9~~9. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

SUSPENSION AND TERMINATION OF MINOR PRIVILEGES

1. At the discretion of District Facilities Staff and/or the Board of Supervisors, Minors (*children under the age of eighteen* (18)) and/or their guests who violate the rules and policies may ~~result in the expulsion of all be expelled~~ from all District Facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child/children, the prohibited act committed and the date. This report will be kept on file at the Facility Manager's Office. [what if their guests violate rules and regs?].
2. Any Minor/Guest who is expelled from the District Facilities three (3) times in a ~~one year~~one-year period, shall have their District Facilities privileges suspended for one (1) calendar year from the date of the third offense. [what if their guests are expelled?].
3. Notwithstanding the foregoing, at any time a Minor/Guest is arrested for an act committed, or allegedly committed, while at any District Facility, that ~~minor~~Minor/Guest shall have all District Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Minor's/Guest's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). - Written notice will be given to the known minor's guardian(s) as to the Board of Supervisors decision.
4. Utilizing the District Facilities during the suspension period will be considered trespassing and law enforcement will be contacted. Furthermore, attendance as a Guest will also be prohibited during such time. Attempts made to gain access to the District Facilities using another person's access will result in the suspension of that Patron's privileges for a period of fifteen (15) days.

5. Suspension Effective Date

- a. The Effective Date for District Facility privilege suspension will be from the date of the written notice of suspension.
- b. Weekdays (Monday - Friday) and Weekends (Saturday - Sundays) will be calculated toward the total number of suspension days.
- c. The Effective Date for the District Facility privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

6. Appeal Process - Minor Patrons

- a. Any Minor or guardian, guardian has the right to dispute and request an appeal to the District's Board of Supervisors.

b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.

c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.

d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District ~~meeting~~meeting, or such appeal will be heard at the next subsequent scheduled District meeting.

-

- e. Any Minor appealing will be governed by the following procedures:
1. Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at meetings meeting in which the appeal will be heard by the Board of Supervisors.
 2. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
 3. Appellant's argument and basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
 4. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
 5. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
 6. Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
 7. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
 8. District action(s) will be resolved by way of successful Board motion.
 9. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

BEGIN HERE

GENERAL FACILITY PROVISIONS -

Cory Lakes' common areas and District Facilities are for the exclusive use of Cory Lake Isles Patrons and their guests. The cost to maintain the common areas and District Facilities and to replace equipment, furnishings and fixtures is charged to the owners on an equal basis as part of the annual assessment. However, when District property is damaged (by accident or intentionally) the District Facility Manager will make every effort to determine the person(s) that caused the damage. The patron is responsible to reimburse the District for all damages caused by the patron or his/her guest(s).

The common areas and District Facilities are available for use for activities organized by the CDD, POA, and for gatherings by individual Patrons and his/her guests. Patrons with outstanding assessment debt will not be permitted to use the facilities until the assessment has been paid in full. [[[[[How do we confirm this?that somone has paid their assessments? Is there a list? Should we add this to reasons for suspension of your use of the facilities?]]]]

The following is a brief-summary of Cory Lake rules pertaining to the use of all community district facilities and playgrounds:

- 1)1. Community playgrounds, waterways, boating amenities and all other recreational facilities are open to Cory Lake Patrons and a limited number of their accompanied guests.
- 1) Community playground, park facilities, Cricket pitch, soccer field and beach area are open daily from sunrise to sunset, except for activities-pre- approved by the CDD.-activities.
- 2)2. Lighted outdoor sports facilities (tennis, basketball, hockey rink, volley ball court) will remain open for use until 10:00p.m.00 p.m.-All sports facilities must be vacated by 10 pm.-All facility lighting will be turned off no later than 10:30p30 p.m.
- 3)3. Except activities pre-approved by the CDD, for pre-approved activities, any loitering or parking at the community playground, beach club, beach area, or sports facilities outside of posted operating hours is strictly prohibited. [[[[[WE NEED TO POST HOURS AT THE SOCCER AND CRICKET FIELDS???)]]]]]
- 2) All motorized vehicles (such as cars, trucks, motorcycles, mopeds, go carts, remote control vehicles, scooters) are not to be operated at park facilities except on streets, parking lots, and other posted areas ._unless-special-permission-is-granted. All

motorized vehicles are to comply with the POA covenants. No remote control vehicles or toys can be operated in the parking lots or on CDD property.

3) Micromobility devices, **motorized scooters**, and miniature motorcycles are not allowed on CLI property, the streets or roads at any time.

4) There can be no inflatables such as water slides or bounce houses on any CDD property other than those **events** event sponsored by the CDD—NO EXCEPTIONS.

*****THE POA COVENANTS DO NOT ALLOW GOLF CARTS TO BE DRIVEN ON THE STREETS OR SIDEWALKS IN CLI*****

The following is information I researched about golf cart and LSV's

Golf Carts

Golf carts are defined in section 320.01(22), Florida Statutes, as “a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of 20 miles per hour.” Golf carts may be operated on roadways that are designated for golf carts with a posted speed limit of 30 mph or less. Golf carts may also cross a portion of a county road which intersects a roadway that is approved for golf carts, or that intersects a golf course or mobile home park. In both examples the roadway should have signs posted that golf carts share the roadway. **The operation of golf carts on roads must comply with any more restrictive ordinances enacted by local government and should be verified prior to operating these vehicles.**

Golf carts are not required to be titled or registered and, therefore, are not required to be insured with PIP and PDL insurance coverage. Golf cart operators are not required to have a driver license; however, to operate a golf cart on designated public roadways, a person must be 14 years or older.

Converted Golf Carts

Golf carts can be converted to LSVs. Buyers should be aware that if a golf cart has been modified to an LSV, the registration and title date do not reflect the manufacture date (age of the vehicle). Instead, it indicates the year it was registered and titled. This means that the vehicle could be older than the date listed on the title. The speed of an LSV may exceed 30 MPH

Titling and Registering a Converted Golf Cart

Prior to titling and registering a converted golf cart, the applicant must present photographs of the front, back, and both sides (4 total) of the converted vehicle to a Motorist Services Regional Office along with the following documents and fees for an inspection, VIN assignment, title, and registration:-

(Note: The converted golf cart must be street legal before applying for title and registration.)

- ***Manufacturer’s Certificate of Origin or a bill of sale for the golf cart Form HSMV 84490 (Statement of Builder) completed by customer and Compliance Examiner/Inspector;***
- ***Form HSMV 86064 (Affidavit for Golf Cart Modified to a Low Speed Vehicle);***
- ***Original bill(s) of sale or receipt(s) for all parts used to convert the golf cart to a low speed vehicle;***
- ***Certified weight slip for the converted golf cart;***
- ***Form HSMSV 82040 (Application for Title);***
- ***Proof of Florida insurance (minimum \$10,000 PDL and \$10,000 PIP);***
- ***Sales tax or sales tax exemption information for all parts;***
- ***Identification — driver license, ID card or passport; and***
- ***Applicable fees-***
 - ***Inspection fee***
 - ***Title fee***
 - ***Plate fee***
 - ***Initial registration fee, if applicable***
 - ***Registration fee (varies by weight of vehicle)***
 - ***_____***

NOTE: Per section 316.2128 Micromobility devices, **motorized scooters**, and miniature motorcycles; requirements.—

(1) —The operator of a motorized scooter or micromobility device has all of the rights and duties applicable to the rider of a bicycle under s. 316.2065, except the duties imposed by s. 316.2065(2), (3)(b), and (3)(c), which by their nature do not apply. **However, this section may not be construed to prevent a local government, through the exercise of its powers under s. 316.008, from adopting an ordinance governing the operation of micromobility devices and motorized scooters on streets, highways, sidewalks, and sidewalk areas under the local government’s jurisdiction.**

(2) —A motorized scooter or micromobility device is not required to satisfy the registration and insurance requirements of s. 320.02

~~or the licensing requirements of s. 316.605.~~

~~(3) A person is not required to have a driver license to operate a motorized scooter or micromobility device.~~

~~4.~~

~~5) Bicycles, skateboards, roller-skates, and rollerblades are not to be utilized on the tennis, or basketball courts at any time.~~

~~5. Bicycles and any other wheeled device with the exception of roller skates and rollerblades may not be used on the hockey rink.~~

~~4) Bicycles and any other wheeled device with the exception of roller-skates and rollerblades may not be used on the hockey rink.~~

~~6) Destruction, removal or defacing of park equipment, plants, (including driving on the grass), structures, CDD Property or surrounding wildlife areas is strictly prohibited. Any person found or seen causing destruction to the facilities will be suspended from the use of the facility and compensatory reimbursement costs will be levied. They may also be subject to a fine for violation of the POA covenants.~~

~~7) No person shall feed, pursue, molest, harm, harass, capture, possess or sell any wildlife or part therefor or their nests or eggs. Violators will be reported to the Florida Fish and Wildlife Conservation Officer for legal action.~~

~~8) Nuisance alligators should be reported to the CDD Facility Manager. The CDD Facility Manager will contact the alligator trapper for removal as deemed appropriate. Nuisance wildlife, as defined in Florida Administrative Code (F.A.C.) 68A-9.010, refers to an animal or animals exhibiting behavior that: 1) causes (or is about to cause) property damage, 2) presents a threat to public safety, or 3) causes an annoyance within, under or upon a building.~~

~~5) Anyone found to litter CDD property will be subject to suspension and termination of their CDD privileges and/or a fine imposed by the POA for violation of the covenants.~~

~~6)6. Smoking is not permitted anywhere in the District Facilities. Smoking while within the children's playground or pocket parks area is strictly prohibited. Smoking at the beach area is also prohibited, including all pavilions and picnic table areas.~~

~~7)7. No ~~persons~~person under the age of 21 shall possess or consume alcohol on CDD property, including the sports facilities. Any person ~~who is~~ suspected of being intoxicated or under the influence of drugs or alcohol while on CDD property shall be denied admission and/or be removed by law enforcement.~~

~~8)8. No person shall use threatening, abusive, insultinginsulting, or indecent language, nor behave in a boisterous or disorderly manner while on district property. If the person is found to be a non-resident, they will be asked to leave the property immediately. The Patron is responsible for the actions of their guests at all times.~~

~~9)9. No person shall create any noise at excessive levels, ~~Of~~levels or use amplified sound or music without prior written permission from the CDD Board or its designated committee while on district property.~~

~~10)10. All trash and waste must be deposited in receptacles. Food and perishable items are not to be left in common areas or in the community lake.~~

~~11)11. No fireworks of any kind are allowed on CDD property.~~

~~1)9) Except for licensed individuals, the use of firearms, or other projectiles of any kind shall be strictly prohibited on CDD property.~~

- ~~2-10)~~ All individuals using District Facilities assume personal responsibility and risk. Patrons are personally responsible for their party and agree to pay for any damage caused by their use or their guest's use of the facilities.
- ~~12)~~12. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and ~~Policies~~Policies, when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
- ~~13)~~13. Patrons must have Facility Access (i.e. finger print access) upon entering the amenities.
- ~~14)~~14. Children under fourteen (14) years of age must be accompanied by a parent or adult Patron aged eighteen (18) when using CDD facilities. Or older. {{{years Or or older. {{{where? In the beach club? On the tennis court? While riding their bike?}}}}
- ~~15)~~15. All hours of operation of District Facilities will be established and published by the District. The Beach Club Facilities will be closed on the following holidays: Easter, Thanksgiving Day, Memorial Day, July 4th, Christmas Day and New Year's Day. The Beach Club Facilities may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization. (JC - are these accurate/updated?)
16. Dogs and all other pets (with the exception of Service Animals) are not permitted in the Beach Club, pool area, weight room, Courts, (tennis, basketball, volley ball or hockey) or within the playground areas. Where pets are permitted on the grounds, they must be leashed 10' 6' 10'6' or shorter. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.
- ~~16)~~No dogs deemed "dangerous dogs" by the appropriate authority are allowed on CDD property at any time.
- ~~17)~~17. Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, sidewalks, or in any way which blocks the normal flow of traffic.
- ~~18)~~18. Alcoholic beverages shall not be served or sold, nor permitted to be consumed on Amenity Facilities premises with the appropriate rental agreement in place during a Beach Club rental. Alcoholic beverages may be served at District pre-approved special events.
- ~~19)~~19. Only District employees and staff are allowed in the service areas of the District Facilities.
- ~~20)~~20. District staff shall have full authority to enforce these policies.
- ~~21)~~21. Guests must be accompanied by a Patron at all times while using any of the the Amenities.
- ~~22)~~22. Disregard for any District Facilities rules or policies by the Patron or their guest(s) may result in expulsion from the facility and/or loss of privileges in accordance with the procedures set forth herein.
- ~~23)~~23. Patrons and their guests shall treat all CDD staff members with courtesy and respect.
- ~~24)~~24. All motorized vehicles are prohibited on all landscaped property owned, maintained, and operated by the District, unless such vehicle is owned or contracted by the district.
- ~~25)~~25. Commercial advertisements shall not be posted or circulated in the District Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on District Facilities property unless approved in writing by the District Manager and/or the CDD Supervisors.
26. The District Facilities shall not be used for retail purposes without written permission from the District Board of Supervisors. The term "retail purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- ~~26)~~The district facilities cannot be used for fundraising events without permission from the CDD Supervisors in advance of the planned event.
- ~~27)~~27. District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, number of guests, facility reservations, etc., at all Amenity Facilities, except usage fees that have been established by the Board. District Staff also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc.
- ~~28)~~28. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property. ~~Trespasser~~Trespassers will be reported to the local authorities.
- ~~29)~~29. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any District Facility.
- ~~30)~~30. All patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the District Facilities and shall ensure that any minor for whom they are responsible also complies with the same. The Patrons are responsible for ensuring that their guests also comply with all federal, state and local laws, ordinances as well

as these Rules and Policies. The Patrons are responsible for the actions of their guests and as such, the Patron may have their privileges suspended or terminated due to the actions of their guest.
~~31)31.~~ Various areas of all District Facilities are under twenty-four (24) hour surveillance.

ENFORCEMENT

District staff ~~are will be~~ responsible for enforcing these rules.

Residents are encouraged to notify community security at (813) 986-0030 to report violations of community rules and Policies or illegal activities. ~~Written and verbal warnings may be given to anyone who violates any of these rules.~~

Any perceived or observed illegal activity should ~~will be~~ referred to the appropriate law enforcement authorities.

~~Any perceived or observed illegal activity should~~ ~~will be~~ reported immediately by the Patron that observed the activity ~~referred to the appropriate law enforcement authorities.~~ The CDD staff and security can not report illegal activity unless they observed the activity. Patrons are encouraged to photograph or take a video or audio recording as evidence of any illegal activity. Appropriate action will be taken by the CDD staff up to and including suspension and termination of privileges. The Patron may also be subject to the imposition of fines by the POA for violation of the covenants as illegal actions are also deemed a violation of the Cory Lake Isles covenants.

Any person who violates CDD Rule and Policies is subject to the disciplinary process as described in these Rules and Policies and/or the issuance of a fine by the POA for violation of the covenants.

~~Any person who violates a CDD rule or regulation or who damages or destroys CDD property may be brought before the CDD Supervisors for a hearing, at which time the CDD Supervisors may suspend certain privileges, assess costs, or both. As used herein, the "cost" of repairing or replacing CDD property includes (without limitation) charges incurred for service calls and (if warranted) emergency service calls, parts and labor, and the District's reasonable administrative costs.~~

~~Examples of privileges that may be suspended for rule violations include (without limitation); (a) suspension of tennis court privileges for a period of up to 90 days, (b) suspension of bar code access to the community for a period of up to 90 days, and (c) suspension of Beach Club privileges for a period of up to 90 days.~~

~~Any person who violates CDD Rule and Policies is subject to the disciplinary process as described in these Rules and Policies and/or the issuance of a fine by the POA for violation of the covenants.~~

GENERAL DISTRICT FACILITY USAGE POLICY

The Amenity Facilities are common assets of the District and open to all patrons for exclusive or non-exclusive use.

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities.

Violation of the District's Policies, theft of District equipment, and/or misuse or destruction of amenity Facility equipment may result in suspension or termination of Amenity Facility privileges of with respect to of the offending patron or guest. If the violation was done by a guest, the Patron will be held accountable for their actions as though done by the Patron. with respect to the offending patron or guest. The District may pursue further legal action and restitution regarding the ~~in regards to~~ regarding ~~regards the~~ destruction of Amenity Facility property or equipment.

1. **Hours**-The Amenity Facilities are available for use by patrons during normal operating hours to as posted by the District. ~~._~~
2. **Emergencies**- After contacting 911 if required; all emergencies and injuries must also be reported to the office of the Facilities Manager (813) 986-1031 or the Morris Bridge gatehouse at (813) 986-0030.

~~Persons using the Amenity Facilities do so at their own risk. Facilities manager's staff members are not present to provide personal training, exercise consolation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.~~

BEACH CLUB FACILITY RENTAL POLICIES .

Only Resident Patrons 21 years and older ~~Patrons older only~~ may reserve and rent the Beach Club for private events.

The facility is available for private rental, and reservations may not be made more than six (6) months prior to the event.

Patrons interested in renting should contact the CDD main office regarding the anticipated date and time of the event to determine availability. Please note that rentals are unavailable for private events on the following holidays: _____

~~New Year's Day~~

~~Good Friday~~

~~Memorial Day Day Day Day Easter Sunday~~

~~Labor Day~~

~~Thanksgiving~~

~~Fourth of July July July July Memorial Day Christmas Eve Thanksgiving~~

~~Christmas Day Day Day Day Fourth of July Labor Day Sunday Sunday Sunday Christmas Day~~

~~New Labor Day New Year's Eve Christmas Day~~

~~New Year's Eve~~

Only Patrons may rent any CDD facility and the Patron must remain at the facility the entire time during the rental.

The Patron is responsible for any damage, theft of District Property that occurs during the time of the rental regardless of who did the damage or theft.

The Beach Club is **closed and is** not available for rent on the following Federal Holidays and is therefore not available for rent: New Years Day, Martin Luther King Jr Day, Memorial Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving and the day after Thanksgiving and Christmas Day.

The Pool and pool deck area of the facilities are not available for private rental and shall remain open to other patrons and their guests during normal operating hours. The patron renting the Beach Club shall be responsible for any and all damage and expenses arising from the event.

1) Reservations: to rent Beach Club 2-6 hours

- (a) The Beach Club can be rented for exclusive for 2-hours from 9am to 9pm 7 days a week.
- (b) The Beach Club is available for rent for up to 6-hours from 9am to 11pm 7 days a week. The Beach Club is available for rent for up to 6-hours from 9am to 11pm 7 days a week. **The Beach Club can not be rented for more than 6 hours unless approved by the CDD.**
- (c) Rental fees are determined by the CDD
- (d) The rental time includes set up and break down. No extra time is allowed prior to the event to set up or after the event to put the Beach Club back in order and clean it.
- (e) Only Patrons over 21 can sign a rental agreement.
- (f) A valid Certificate of Insurance for all vendors MUST be provide to the CDD office no less than 7 days prior to the scheduled event. Failure to provide the COI will result in the vendor being turned away at the event.

1. Patrons interested in reserving the Beach Club must submit to the CDD Main Office a completed Facility Rental Agreement . . . The event date and time will not be confirmed until At the time of approval, all fees associated with the rental **are** **are** MUST be **paid** submitted paid to the CDD Main Office, in order to reserve the Beach Club. One payment should be in the amount of Five Hundred Dollars (\$500) as a security Deposit.

All checks and money orders are to be made payable to **CORY LAKE CDD**. Cash is not accepted. The Cory Lakes CDD Office Administrator and/or Facilities Manager, at their sole discretion, has the authority to deny a rental request. Denial of a request may be appealed to the District's Board of Supervisors at the next available board meeting. Reservation for charity events

2) must be made at least thirty (30) days in advance of the event and are contingent on approval by the Board of Supervisors of the District. **[WHAT ARE CHARITY EVENTS?]**

2. **Cancellation Policy:** Cancellation of the reservation less than thirty (30) days from Facility use date will result in a forfeiture of one half (1/2) of the rental fee. The CDD Supervisors may at their discretion suspend the forfeiture of the rental fee when an event is cancelled due to unforeseen circumstances.

~~1)~~

~~2)~~ **Available Facilities and Capacity:** The Beach Club is available for private rental ~~not to exceed 100 people, for up to six (6) hours total. INCLUDING SET UP AND POST EVENT CLEAN UP, between the hours of 9 am to 11pm 10am and 11pm when no other CDD/POA events are scheduled.~~ Entertainment must end and guests are to depart by 10pm to allow for clean up time.

~~3)~~ The maximum capacity allowed for use of the Beach Club is one hundred (100) persons.

~~4)4.~~ **Staffing:** One (1) staff person is required to work during the six (6) hour facility usage. Should ~~the Patron choose to serve alcohol at the event,~~ be added to the facility usage at the event, an additional staff person is required. The fee for the second staff person is An additional one hundred-dollar (\$100 .).)-usage fee will be added to the total amount owed when two (2) attendants are required.

~~5-3) Deposit+:~~ As stated previously, a deposit in the amount of Five Hundred Dollars (\$500) is required at the time the use is approved. To receive a refund of the deposit, the following MUST be completed.

(JC - can we include the fee schedule here for rentals at \$350 plus an additional \$100 with alcohol?)

- a. The ~~Patron~~ patron doing the that signed the rental agreement renting must be present for the entire duration of the rental.
- b. All trash and garbage must be removed from the building and placed inside the dumpster situated near the basketball court across the street from the clubhouse.
- c. All displays, favors or remnants of the event must be removed.
- d. All of the furniture and other items must be returned to their original position.
- e. There must be no damage to the Beach Club and its property.
- f. Six (6) hour usage must not be violated. If the event exceeds the scheduled time limit by more than one half (1/2) hour, the entire deposit, at the discretion of the Board, will be forfeited to cover the additional staff time. The six-hour usage INCLUDES POST CLEAN-UP.
- g. Attendant must verify that above conditions have been met.
 - a. All food and beverage, disposable, serving utensils, tray, rented tables, chair, décor and equipment brought to the Beach Club must be removed as soon a practical. Arrangement for the delivery and removal of rented equipment and supplies must no interfere with usage of the Beach Club for other events.
 - g. Renter will incur a fine for violation of capacity (i.e. more than 100 guests)

4) Consumption of alcohol:

- a. A. no one under 21 years of age may consume alcohol during a Beach Club rental.
- b. If 50% of the guests are under 21 at least 2 (two) responsible adults must be present during the entire event.
- c. The Patron Renter will lose their deposit if alcohol is consumed by anyone under 21 years of age at the event.

5) Serving Food at Private Events:

- a. The Cory Lakes Community Development District is not responsible or liable for any issues, injuries, reactions, illnesses, or death caused by food brought by residents, vendors, organizations, or third parties for events held on the CDD's property.
- b. In consideration of being permitted to participate in any event on the CDD's property where food (perishable or otherwise) is prepared, handled, transported, or stored, the Renter agrees to assume all risk of issues, injuries, reactions, illness, or death resulting from consumption of food items.

6) Great care must be taken by the Patron to ensure that the Beach Club is not ~~damaged~~damages or defaced in any way. At no time is tape or anything adhesive to be placed on the walls or furniture. No nails, tacks or pins may be placed in the walls or furniture. **No confetti may be used at any time.** If the Patron Renter is found to be in violation of this rule, they will lose their deposit. Only table top decorations are allowed in the Beach Club.

7) Real candles are NEVER allowed. No fires or lighting of matches is allowed. Battery operated candles are allowed.

6. General Policies:

a. Facility and room maximum capacity limits must be observed at all times and will be strictly enforced. District staff reserves the right to take all necessary actions to comply with this requirement. Examples of these actions are, but not limited to: _

- Event Cancellation and Closure Access
- Restrictions
- Parking Enforcement and Towing

The Patron ~~Renter~~ ~~Renter~~ ~~User~~ will be responsible for any and all monetary citation and fines that may be received by the District for such a violation.

b. All doors must remain closed at all times, except when patrons and guests are entering or exiting the building.

~~e-b.~~ The volume of live or recorded music must not violate applicable city of Tampa Noise Ordinances. Anyone standing in the driveway at the end of the canopy entrance should not be able to hear the music or other noise from the event.

~~d-b.~~ Usage fees and deposit fees may be adjusted at the discretion of the Board of Supervisors.

~~e.~~ Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the Board of Supervisors. The District is to be names on these policies as an additional insured party.

Is this events such as CDD sponsored events such as Holiday party serving alcohol?

POOL PARTY RESERVATION POLICIES

1. Any Pool Party must be booked at least 24 hours prior to the event. Please contact the Office at 813-986-1031 or clubeachclub@corylakescdd.net. You may cancel and receive a refund of your fee up to a 3-day cancellation notice.
2. Pool parties can only be scheduled to be held during regular pool hours. Under no circumstances can a pool party be held after the regular pool hours.
3. The use of the pool for a party is non-exclusive. The pool is open to the community and will remain open to residents/guests during the event.

1. Pool Party rental fee is ~~fifty dollars (\$50)~~ one hundred dollars (\$100) for up to a 4-hour rental, this includes set up and clean-up of the area. The Patron is also required to pay a deposit. Rental of the facility is not confirmed until the rental fee and deposit are received.

1. ~~– are we still reserving the pool area? I thought this was no longer an option?~~

Pool Party Security Deposit: \$100.00 (fully refundable upon approval from facilities manager)

1.2. It is the responsibility of the resident to ensure that participating pool guests adhere to all pool and **water** slide rules.

2.3. The resident Patron is responsible to ensure that all guests adhere to the Pool Rules and Policies. ~~for ALL their guests knowing and following the rules.~~ Any persistent violation of the rules can ~~can will~~ result in the loss of the security deposit.

3.4. The designated area to be reserved, consists of ~~only~~ the 4 tables under the roof overhang only, and may be rented for no longer than 4 hours; this includes set up and cleanup time. Redundant stated in first sentence

4.5. ~~For any hired vendor (caterer, entertainer, etc.) a~~ A valid certificate of Insurance (COI) must be on file for any hired vendor (caterer, entertainer, etc.) a ~~with~~ with the CDD office naming Cory Lake CDD additional **insured** ~~insured~~ **insure** and Cory Lakes CDD as certificate holder. (**See staff for COI example)

5.6. ABSOLUTELY no bounce house on ANY CDD property—NO EXCEPTIONS. Hmmm we have them at the Fall and Spring Festivals

7. Functions may be **cancel** ~~cancelled~~ due to bad weather or pool malfunctions. The pool staff will give as much **advanced** ~~advance~~ notice as possible.

8. **No food is to brought into the pool area. Food may be served on the beach. Only drinks in plastic containers with lids may be served within the confines of the pool area.**

6.9. Food and non-alcoholic beverages may be brought onto the beach. The renter may set up tables, decorations and tents on the beach ~~into the reserved area only~~ for the event. **There is absolutely no food, no smoking, NO alcohol or glassware or glass containers allowed of any kind inside the pool gates area!** This includes serving dishes, cupcake or cake stands, dips in glass jars (i.e., salsa). **The PARTY WILL BE SHUT DOWN AND guests ESCORTED OFF PREMISES FOR-if ANY ALCOHOL consumption is OBSERVED.** **Alcohol may not be consumed on any CDD property outside of the reserved space.**

7.10. All pool activity is monitored with video cameras.

8.11. It is the responsibility of the resident to **clean the area** and **remove empty** ALL trash ~~from the~~ cans and dispose of in the dumpster. near the basketball court. – what dumpster. – If trash is not removed and area not cleaned, security deposit will be forfeited.

9.12. There is a maximum of 40 **10** guests allowed (residents and guests) per party.

~~10-13.~~ All children under age 18 **MUST BE SUPERVISED.**

~~14.~~ Table top decorations only in the pool area. (NO BALLOONS, CONFETTI OR SIGNS TAPED TO WALL/CANVAS PICTURE).

~~4.~~ If there are any complaints from the other Patrons at the pool or those living in the area about excessive noise due to the party, your deposit may be forfeited.

~~5.~~ No Barbeque grilling or balloons or fires are allowed.

~~6.~~ We require the following number of adult chaperones be present at all times during children's parties:

~~a.~~ Children between age 0 and 13 - 1 adult for every 4 children

~~b.~~ Children between ages 14 to 18 - 1 adult for every 6 children

~~1.~~

~~-The pool is open to the community and will remain open to residents/guests during the event.~~

~~Pool Party Security Deposit: \$100.00 (fully refundable upon approval from facilities manager)~~

~~Any Pool Party must be booked at least 24 hours prior to the event. Please contact the Office at 813-986-1031 or clibeachclub@corylakescdd.net. **Cancellation policy requires a 3-day notice of cancellation to receive a full refund.**~~

~~7.~~ The security deposit is fully refundable upon approval if the pool and picnic area is returned to the same condition as it was found prior to the event

~~-Pool Party Security Deposit: \$100.00 (fully refundable upon approval from facilities manager)~~

~~15.~~ A certified lifeguard must be hired by the rentor and be on guard during the entire time of party to ensure the safety of the guests. If a lifeguard is not provided by the renter, the renter will be asked to leave the pool and the party is immediately cancelled.

~~16.~~ There can be no music.

~~—Any Pool Party must be booked at least 24 hours prior to the event. Please contact the Office at 813-986-1031 or clibeachclub@corylakescdd.net. You may cancel and receive a refund of your fee up to a 3-day cancelation notice.~~

~~25~~ All guests must adhere to all CDD rules of the swimming pool and water slide. 26
The resident booking the party is responsible for any violations of the rules by their guests and the reimbursement of damages or the consequences of breaking the rules by their guests.

~~27~~ All trash from the party must be removed at the end of the party. The beach and pool area must be returned to its' original state.

GENERAL RULES FOR SWIMMING POOL AND WATER SLIDE

****NO LIFEGUARD ON DUTY-SWIM AT YOUR OWN RISK****

Pool Hours:

January through December

Opens at Dawn

Closes at Dusk

1) ~~As a Resident you~~ Residents agree to abide by all rules and regulations as set by the district:-

(a) ~~Residents You acknowledge~~acknowledges that this agreement may be terminated by the District ~~district~~ without notice if ~~the resident you~~ violates the rules and regulations.

~~(a) Failure to follow any of the rules by a Patron or his guest can result in the loss of the Patron's pool access for up to one (1) month at the discretion of the CDD Facility Manager.~~

~~(b) It is the responsibility of the Patron to reimburse the CDD for any damages, losses or thefts caused by the Patron or their guest.~~

(a) Failure to follow any of the rules by a Patron or his guest can result in the loss of the Patron's pool access for up to one (1) month at the discretion of the CDD Facility Manager.

(b) It is the responsibility of the Patron to reimburse the CDD for any damages, losses or thefts caused by the Patron or their guest.

All Patrons and guests must be prepared to provide identification when requested by CDD staff or security guard . Any resistance to comply or negative confrontation with CDD staff or the security guard will result in immediate removal of all involved and barred from the pool for up to one year!

(c) Any person found to be swimming in the pool or within the pool area after the pool is closed, may be suspended from using the facilities and may be subject to trespassing charges.

~~1)1.~~ The district may change the pool ~~its~~ hours of operation without notice.

~~2)2.~~ The Patron is responsible for any damages, losses or theft caused by his use or that of his family or guests. Resident agrees to pay for any and all damages, losses and thefts caused by his or her use, the use of the resident's family and the use of the resident's guests.

~~3)3.~~ This facility will be equipped with video cameras be videotaped for security and safety purposes.

4. All Patrons must use their assigned ~~facility access~~ Facility Access issued to them upon entering the pool area.

2) A resident over age 18 may bring no more than 2 guests (or 4 guests per household) per day.

3) All residents must use the "Court Reserve" system to receive a one time access code to gain access to the pool. All guests must be listed on the "Court reserve" app or the guests will be asked to leave the pool.

~~4)5.~~ Children under fourteen (14) years of age must be accompanied by a Parent patron or and Adult Patron at all times for usage of the pool facility.

~~1-4) No loud music.~~ Radios, tape players, CD players, MP3 players, televisions Or are only permitted or any noise making device including cell phones and the like are not permitted unless they are personal units equipped with headphones.

~~2-5) There is no lifeguard; swim at your own risk.~~ Swimming is permitted only during designated hours, as posted at the pool and on the CDD website. ~~Patrons and Guests swim at their~~ their ~~your own risk.~~ Swimming after dusk is prohibited by the Florida Department of Health.

~~5)6.~~ No food, drugs, chewing gum, alcohol, glass containers, sharp or hazardous objects are not permitted in the pool area. No sports equipment is allowed in the pool area: This includes soccer balls, foot balls, nerf balls, tennis balls, etc. All food can be consumed on the beach in the picnic area.

~~6)7.~~ Alcoholic beverages are not permitted in the pool area, except for District authorized events.

~~7)8.~~ No No cursing, abusive or harassing language of any kind, no ~~no~~ jumping, pushing, running, throwing balls or other objects in the air or other horseplay is allowed in the pool or in the enclosed pool or ~~on the pool deck~~

area.

14 Children who are not potty trained must wear a reusable swim diaper made of polyester or nylon. Throw away or one time use swim diapers are not allowed unless covered by a reusable swim diaper. Regular diapers are not allowed in the pool. Violation of the swim diaper policy may result in suspension of pool privileges as set forth in Article III of the Declaration.

~~Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit Swim Suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.~~

~~6) _____~~

~~7) No diapers.~~

~~8)9. Diving is strictly prohibited. No jumping or pushing others into the pool. No horseplay.~~

~~9)10. Any person swimming or within the pool enclosure after during non posted swimming hours will be suspended from using the facility for a period of 30 days.~~

~~10)11. No one one shall pollute the pool. Anyone who pollutes does pollute the pool is liable for any costs incurred in treating and reopening of the pool.~~

~~11)12. Pool entrances must be kept clear at all times.~~

~~12)13. No swinging or climbing on ladders, fences, or railings is allowed.~~

~~13)14. Pool furniture and accessories are should not to be removed from the pool area.~~

~~14)15. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.~~

~~16. Pets, (with the exception of service animals), are not permitted in the pool area. Bicycles, skateboards, roller blades, and scooters are not permitted to be used, stored or operated on the pool deck area inside the pool gates at any time.~~

~~15) Floating devices including beach balls, tubes and mattresses are not allowed. No balls of any kind or objects may be brought into the pool. Toys and other aquatic equipment are prohibited in the pool. Exceptions to the above are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events previously approved by the CDD. Amenity Management Staff has the final say regarding the use of all recreational floatation devices at all pools.~~

~~16)17. The District Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc. conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Property Owners' Owner's Association Sponsored Events. Only those swim coaches authorized by the CDD may teach private or group lessons at the pool.~~

~~18. Patrons and Guests use the slide at your own risk.~~

~~17) Patrons, and guests are not allowed to jump the fence to gain access to the pool.~~

~~8) Patrons, and guests are not allowed to jump the fence to gain access to the pool. Anyone found to jump the fence will be suspended from use of the pool for the remained of the day and may be reported for trespassing to TPD. Repeat violators may lose their privilage to use the pool for up to one month~~

~~18)19. One person at a time may go down the slide. Failure to abide by this policy will result in expulsion from the pool for the day.~~

~~19)20. ABSOLUTELY NO STOPPING ON THE SLIDE~~

~~20)21. NO RUNNING ON THE SLIDE DECK OR RAMP.~~

~~21)22. CLIMBING ON ROCKS IS NOT PERMITTED.~~

~~22)1. For Safety reasons, pregnant women and persons with any health condition or back problems should not use the water slide.~~

~~22)1. Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.~~

~~23. All patrons and Guests must go down the slide feet first and facing face facing upward.~~

~~24)1. Head first is prohibited and will result in expulsion from the pool for the day.~~

~~25)1. Failure to follow slide procedures will result in loss of patron's slide privileges for one (1) day, no exceptions.~~

~~26) The Use of the chair lift is for use lifts by non disabled Patrons or Guests only - use by others will result in immediate suspension from the facility for a period of one (1) day, no exceptions.~~

Residents and guests must wear proper swimming attire. ~~Street No cut off jeans or street apparel is not considered proper swimming attire can be worn to swim.~~ All swimming suits must cover breasts, genitalia, and buttocks sufficiently to conceal the same from public view. Thong swimming suits or “g-strings” are not permitted. Swimming suits that are not thong or g-tring may not be worn in such a manner that makes them appear to be a thong or g-string swimming suit. CDD staff or security may ask any person who is not in compliance with this rule to change their clothing or leave the pool area.

~~27)24. Thong swimwear is not allowed. No Brazilian Bikinis.~~

25. Continued violations of the pool rules and regulations ~~will can~~ result in the permanent expulsion from the pool.

9) ~~NO Suntan OIL- Suntan lotion is acceptable.~~

10) ~~Shower before entering the pool.~~

11) ~~All walkways around the perimeter of the pool must be kept clear at all times.~~

12) ~~Report any unsafe or hazardous condition or situation immediately to the CDD Staff.~~

13) ~~No Lifeguard is on duty. WATCH CHILDREN AT ALL TIMES! Do not take your eyes off your child when they are in the pool or near the water. It takes on a few minutes for a child to drown!~~

14) ~~The pool area is under 24-hour video surveillance.~~

15) ~~44-A Patron must be present with their guests at all times. Use of the pool by non-residents (or any guests in excess to those allowed per resident) will result in the Tampa Police Department being called and the persons will be charged with trespassing.~~

~~45-The resident must accompany their guests at all time that their guests are on CDD property. Unaccompanied “guests” can be reported for trespassing if found on any CDD property.~~

16) ~~No more than two (2) non-household guests are allowed per Patron. ~~}}~~~~

17) ~~46-All swimmers MUST leave the pool anytime rain is falling or thunder is heard. They cannot go back into the pool for at least 30 minutes after the last clap of thunder is heard.~~

18) ~~Failure to follow the directions given by the CDD Pool Attendant or CDD Staff can result in 30-day loss of access to the pool.~~

19) ~~No yelling, screaming, loud noises, cursing or any activity or action that is a nuisance to other swimmers.~~

20) ~~No firearms or weapons allowed.~~

21) ~~Group games are not allowed if others are in the pool.~~

22) ~~No drugs or alcohol allowed. Anyone that remains~~

23) ~~No running in the pool or picnic area.~~

24) ~~Food can only be consumed at the picnic area under the awning. Food cannot be located or consumed pool side or in the pool.~~

25) ~~No inappropriate public displays of affection.~~

26) ~~No jumping off the bridge or leaning over the bridge. No throwing of anything off the bridge.~~

27) ~~Digital access to the pool enclosure is for members only. Do not hold the gate open to allow non Patrons or someone that is not your personal guest to enter the pool area. Do not use the “EXIT” button to allow non-Patron to enter. Allowing a non Patron (other than a personal guest) to enter the pool area may result in the lose of pool access for up to one month by the Patron. The gate to the fenced in pool area is for security purposes and is not to be left open or propped open at any time, for any reason.~~

28) ~~Violation of these rules may also hold the Patron open for the imposition of a fine from the POA for violation of the CLI covenants.~~

29) ~~Help keep the pool area clean and attractive:~~

(a) ~~Return all chairs and tables to their original position~~

(b) ~~Remove all refuse and place in garbage~~

~~Take personal belongings with you. The CDD is not responsible for their disappearance or loss.~~

30) ~~charged with trespassing.~~

31) ~~Failure to follow the directions given by the CDD Pool Attendant, security guard or CDD Staff can result in 30-day loss of access to the pool.~~

32) ~~No yelling, screaming, loud noises, cursing or any activity or action that is a nuisance to other swimmers or homeowners in the area.~~

33) ~~No firearms or weapons allowed at any time in the pool or beach area.~~

- 34) Group games are not allowed if anyone else is in the pool.
- 35) ~~No drugs or alcohol allowed. {{ duplicate}}~~
- 36) No running in the pool or picnic area.
- 37) Food can only be consumed at the picnic area under the awning. Food cannot be located or consumed pool side or in the pool.
- 38) No inappropriate public displays of affection.
- 39) No jumping off the bridge or leaning over the bridge. No throwing of anything off the bridge.
- 40) Digital access via "court reserve" to the pool enclosure is for residents **members only**. ~~Do not hold the gate open to allow non Patrons or someone that is not your personal guest to enter the pool area. Do not use the "EXIT" button to allow non Patron to enter. Allowing a non Patron (other than a personal guest) to enter the pool area may result in the loss of pool access for up to one month by the Patron.~~ The gate to the fenced in pool area is for security purposes and is not to be left open or propped open at any time, for any reason. Propping the gate open at any time or allowing non-residents (other than a personal guest) or guests in excess to the number that are allowed per family to enter the pool area may result in the loss of pool access for up to one month by the Patron
- ~~1) Violation of these rules may also hold the Patron open to for the imposition of a fine from the POA for violation of the CUI covenants.~~
- ~~1) Help keep the pool area clean and attractive:~~
 - ~~(a) Return all chairs and tables to their original position~~
 - ~~(a) Remove all refuse and place in garbage~~
 - ~~(a) Take personal belongings with you. The CDD is not responsible for their disappearance or loss.~~

60 - Lap lanes are for lap swimming, as needed. Residents and guests may be required to share lanes with other lap swimmers. No one is to sit or hang on the lap lane divider ropes. Anyone found to be sitting on the ropes can be asked to leave the pool immediately.

61- ONE LONG WHISTLE BLAST MEANS THAT ALL PEOPLE MUST EXIT THE POOL.

62- Only those swim coaches authorized by the CDD may teach private or group lessons at the pool.

63-- A supervising parent, guardian or caregiver who is able to swim must remain within arm's length of any child who cannot swim while the non-swimming child is in any pool. Children under the age of 12 must be supervised by a responsible adult Resident while using the pool.

WATER SLIDE PROCEDURES: why are we saying this again, we just said it above - maybe remove from above or consolidate

Anyone using the slide must be at least 42" tall when standing barefoot and be able to swim without the assistance of swim aids or safety devices. Only one person is allowed on the slide at a time. Parents may not slide with children. Any person waiting to use the slide must wait at the top of the slide.

If more than 2 people go down the slide at the same time they will be asked to leave the pool and cannot return for the rest of the day.

NOTE TO LARRY-- The following 2 paragraphs was in error. It was never included in the original rules. I can't delete it!

~~Anyone using the slide must be at least 42" tall when standing barefoot and be able to swim without the assistance of swim aids or safety devices. Only one person is allowed on the slide at a time. Parents may not slide with children. Any person waiting to use the slide must wait at the bottom of the slide. The slide may only be used in a "feet first" position.~~

~~Anyone using the slide must be at least 42" tall when standing barefoot and be able to swim without the assistance of swim aids or safety devices. Only one person is allowed on the slide at a time. Parents may not slide with children. Any person waiting to use the slide must wait at the bottom of the slide. The slide may only be used in a "feet first" position.~~

- Failure to follow the water slide rules by the Patron or their guests can result in loss of the Patrons pool access for up to one month as determined by the Facility Manager.

- 1. Patrons and Guests use the slide at your own risk.
- 2. One person at a time may go down the slide. Failure to abide by this policy will result in expulsion from the pool for the day.
- 3. Absolutely NO STOPPING ON THE SLIDE ~~stopping on the slide~~ STOPPING ON THE SLIDE.
- ~~No running on slide deck or ramp.~~
- ~~Climbing on rocks is not permitted.~~

41) For Safety reasons, pregnant women and persons with health condition or back problems should not use the water slide.

42) Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.

43) All patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.

44) Patrons and/or guests that are found to block the water slide and cause a buildup of water will be asked to leave immediately.

45) Failure to follow slide procedures will result in loss of patron's slide privileges for one (1) day, no exceptions.

~~• For safety reasons, pregnant women and persons with health conditions or back problems should not use the water slide.~~

~~• Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.~~

~~• All Patrons and Guests must go down the slide feet first and facing upward, one person at a time. Head first is prohibited and will result in expulsion from the pool for the day.~~

• Patrons and Guests use the slide at your own risk.

• Patrons and/or guests that are found to block the water slide and cause a buildup of water will be asked to leave immediately.

~~• 4. Failure to follow slide procedures will result in loss of Patron's slide privileges for one (1) day. Should subsequent attempts be made to utilize the slide during suspension of such privilege, patron will be suspended from the facility for a period of one (1) day.~~

FECES POLICY FOR SWIMMING POOL

1. If contamination occurs, the pool will be closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.
2. Parents should take their children to the restroom before entering the pool.
3. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper. this is also item 12 above

Why is this document repetitive?

1.

ADA CHAIR LIFT USAGE POLICY Also item 32 above

1. ADA chair lifts are for use by disabled Patrons and disabled Guests only. Users should consult with their physician to determine if water activities are appropriate for users.
2. Chair lifts are designed for self-use. District Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
3. Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period up to one month, ~~of one (1) day,~~ no exceptions.

AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY

- ~~1. Aquatic toys and equipment are permitted in the pool so long as they do not disturb other users. Non Aquatic ~~Nonaquatic~~ toys and equipment are not permitted in the pool.~~
- ~~2. District Staff has the final say regarding the use of any and all recreational floatation devices.~~
- ~~1.~~

NOTE TO LARRY--- Please do a final check on the document to be consistent in what we call this document.... Is it Rules and Regulations or Rules and Policies?

We also need to do a final check and ensure that we are consistent in call the people that live here residents? Patrons? We just need to be consistent.

~~We also need to do a final check and ensure that we are consistent in call the people that live here residents? Patrons? We just need to be consistent.~~

BEGIN HERE PAGE 17

FITNESS CENTER POLICIES -

The Fitness Centers are unattended facilities. It is open 24 hours per day. The hours may be subject to change at the direction of the CDD. Persons using the facilities do so at their own risk. Staff is not present to provide personal training or exercise consultation. Persons interested in using the Fitness Centers are encouraged to consult with a physician before commencing a fitness program.

1. Eligible Users: No one under the age of fourteen (14) is allowed in the Fitness Center at any time. Patrons fourteen (14) and fifteen (15) years of age are permitted to use the Fitness Centers if accompanied by an Adult Patron with a valid access. Patrons sixteen (16) years of age and older are permitted to use the Fitness Center.

2. Guest Policy: No Guests are allowed in the Fitness Centers at any time. Patrons may bring a preapproved personal trainer to the Fitness Centers for personal

training sessions only. See the CDD policy regarding Instructor Use of District Property.

3. Food and Beverage: Food (including chewing gum), alcohol, smokeless tobacco, drugs and smoking (including vaping) is not permitted within the Fitness Center. Water is permitted in the Fitness Centers if contained in non-breakable containers with a screw top or sealed lids.

4. Proper Attire: Appropriate clothing and athletic footwear (covering the entire foot) must always be worn in the Fitness Centers. Appropriate clothing includes t-shirts,

tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits). No sandals are allowed.

5. General Policies:

a Everyone is responsible for wiping off fitness equipment after use.

B Use of personal trainers is not permitted in the Fitness Centers unless preapproved by the District.

C Hand chalk is not permitted to be used in the Fitness Centers.

D Personal audio devices (e.g. Radios, CD players, MP3 players, Bluetooth speakers, etc.) are not permitted unless they are personal units equipped with ear or headphones.

E Weights or other fitness equipment may not be removed from the Fitness Center.

f-When other Patrons are waiting, the use of cardiovascular equipment should be limited to thirty (30) minutes and breaks should be taken between multiple sets on weight equipment.

G- Weights must be returned to their proper location after use.

h-Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.

i- Any violation of these rules can result in loss of privilege to use the Fitness center as determined by the district staff or CDD

j-Loud, profane or abusive language is prohibited.

k-Disregard to any fitness center rule will result in expulsion from the Fitness Center and/or loss of Fitness Center privileges.

l-All broken equipment should immediately be reported to the District Staff.

m-The District Staff reserves the right to discontinue any programs or activities due to concerns with safety and other conflicts with the operation of the Beach Club.

n-Each individual is responsible for removing the weight plates that he or she has used on the plate- loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.

o-Weight plates are not to be attached to weight stacks on the machines.

p-Benches and machines are not to be stepped on.

q-Dumbbells, weight plates, and barbells shall not be placed on the benches.

1. 6 All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all Rules and policies and rules of the District governing the Amenity Facilities. Disregard or violation of the District's Rules and policies, abuse of the guest policy, and rules and misuse or destruction of the Fitness Center equipment by the Patron or their guest(s) may result in the suspension or termination of usage privileges by the Patron. The District may pursue further legal action and restitution for the in regards to in regard to destruction or vandalism of for replacement of Amenity Facility property or equipment. They may also have a fine imposed by the POA for violation of the Cory Lake Isles Covenants.

2.1. Please note The Fitness Center is an unattended facility. Persons using the facility are represent that they are physically able to use the exercise equipment and do using so at their own risk. Staff are is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Center are advised to consult with a physician prior to commencing any exercise program.

2. All Patrons and guests must be prepared to provide identification when requested by CDD staff or security guard . Any resistance to comply or negative confrontation with CDD staff or the security guard will result in immediate removal of all involved and barred from the Fitness Center for up to one year!

we use Patrons, and persons - can we decide on one name for our resident/owners/renters and use it throughou.

3. Hours: The Fitness Center is open for use by Patrons twenty four (24) hours per day. The Fitness Center hours of operation may be changed without notice.

4. Emergencies: Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported (after medical attention has been provided) to the Facilities Manager at (813) 986-1031.

All eligible users must

5. everyone should sign at the consent form prior to being given access to the Fitness Center.

5.6. { this is duplicate of what is in the first paragraph} Eligible Users: Only Patrons and Guests - age fourteen (14) or older are allowed to use the Fitness Center. Members and their Guests must consent to the following:

- Seventeen (17) years old or less must be accompanied by a parent/guardian between the hours of 10:00p.m and 5:00 a.m. No exceptions. (RF – If possible, the restriction should be added to the access card for anyone <17)
- Under Fourteen (14) years must have a consent form signed by a parent/guardian prior to gym use and must be accompanied by a parent/guardian in the Fitness Center.
- Fifteen (15) to Seventeen (17) years old must have a consent form signed by a parent/guardian prior to gym use.
- Eighteen (18) years old and more must sign a consent form prior to gym use.

6. Guest Policy: Patrons may bring a trainer to the Fitness Center for personal training sessions only.

Only one House Guest is are allowed to use the Fitness Center usage of the Fitness Center if accompanied by the Patron. House Guests are required to register with the Facilities Office for access to the gym without having to be accompanied by the Patron. these two sentences contradict each other

7. _____

8. All guests over 18 are required to sign a consent form before they are allowed to use the Fitness Center. {{{NOTE- DOMINIQUE NEEDS TO PROVIDE A LIST TO SECURITY OF EVERYONE THAT HAS SIGNED A CONSENT SO THE ROVER AND CHECK IT WHEN THEY DO SPOT CHECKS}}} {NO GUESTS}

9. Anytime a Patron and his guest are not actively using the equipment in the Fitness Center, is to they are to leave. There is to be no loitering in the gym at any time.

10. Youth residents under age 17 may not have any guests with them in the Fitness

~~Center any time even if the guest is not using the equipment.~~

~~11. There is to be no smoking, drinking of alcohol or drugs in the Fitness Center.~~
~~{{DUPLICATE}}~~

~~7.12. **Food and Beverage:** Food (including chewing gum) is not permitted within the Fitness Center. Water is permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids and in containers provided by the facility. Alcoholic beverages are not permitted.~~ ~~{DUPLICATE}~~

13. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, tank tops, leotards, athletic shorts (no jeans), and/or sweat suits. No swimsuits are permitted. Flip flops or any type of sandal is not permitted.

14. Absolutely no sandals allowed while working out in the Fitness facility

9. General Policies:-

~~a. Each individual is responsible for wiping off fitness equipment after use.~~

~~b. Hand chalk is not permitted to be used in the Fitness Center.~~

~~c. Radios, tape players, **cell phones** and CD players are not permitted unless they are personal units equipped with headphones.~~

~~d. Weights or other fitness equipment may not be removed from the Fitness Center for any reason. If any equipment is removed by a resident or guest, CDD reserves the right to suspend use rights.~~

~~e. Use of cardiovascular equipment should be limited to thirty (30) minutes when someone another person is waiting.~~

~~f. Step aside between multiple sets on weight equipment if another other persons is are waiting.~~

~~a. Each individual is responsible for removing the weight plates that he or she has used on the plate-loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places. **if we say this why do we need h-**~~

~~h. Weight plates are not to be attached to weight stacks on the machines.~~

~~h. Benches and machines are not to be stepped on.~~

~~h. Dumbbells, weight plates, and barbells shall not be placed on the benches.~~

~~h. Restack **weights** and replace weights after usage.~~

~~h. Replace **weights** to their proper location after use.~~

~~h. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.~~

~~h.a. Any fitness program operated, established, and run by Staff may have priority over other users of the Fitness Center.~~

~~h.b. Smokeless tobacco products are not permitted anywhere in the Fitness Center.~~

~~h. Loud, profane or abusive language is prohibited.~~

~~h. Disregard to any fitness center rule will result in expulsion from the Fitness Center and/or loss of Fitness Center privileges.~~

~~h. All broken equipment should immediately be reported to the District Staff.~~

~~h. The District Staff reserves the right to discontinue - or activities activityiesactivities- due to concerns for -with safety and /or- other -conflicts- with -the -operation -of -the -Beach Club.~~

~~g. Each individual is responsible for removing the weight plates that he or she has used on the plate-loaded machine and returning all plates, dumbbells, barbells, and other~~

~~equipment to the proper storage places.~~

~~h. Weight plates are not to be attached to weight stacks on the machines.~~

~~h. Benches and machines are not to be stepped on.~~

~~c. Dumbbells, weight plates, and barbells shall not be placed on the benches~~

~~a. {{THE SECTION ABOVE IS A DUPLICATE }}.~~

~~d. Audio or Video playback or streaming on smartphones or tablets are not permitted unless they are personal units equipped with headphones.~~

~~10.15.~~ The user shall pay for any and all damages caused ~~by his or her careless or improper use of the equipment or facilities.~~

~~11.16.~~ The District uses several avenues in which to provide security to protect its assets, including but not limited to video surveillance.

17. Digital access to the Fitness Center weight room is for residentsmembers only. Do not hold the door open to allow anyone into the non-Patrons or someone that is not your personal guest to enter the Fitness Center. Do not use the "EXIT" button to allow anyone non-Patrons to enter. Allowing anyone a non-Patron (other than a personal guest) to enter the Fitness Center weight room may result in the loss of Fitness Center weight room access for up to one month by the Patron. The door to the Fitness Center weight room is for security purposes and is not to be left open or propped open at any time, for any reason. The resident may receive access to the fitness center via the "court reserve" app.

~~12.18. As the Fitness Center and its equipment are an asset of the District, the following guidelines will be used to make decisions on all penalties and enforcements:~~

Security- Video Review:

- A. Footage will be reviewed based on any of the following:
 - 1. A complaint is made which ~~required~~ requires video review for validation;
 - 2. An obvious issue being addressed required video review; and
 - 3. For purposes of testing and maintenance.
- B. Only the Facilities Manager, the installation company, District Chair and a person authorized by the District Board of Supervisors are authorized to view video tapes.
- C. Video must be reviewed by two Authorized individuals, as mentioned above, before accusing a gym user of any ~~infringement~~ infraction.
- D. Any party accused of an ~~infringement~~ infraction has the right to view relevant video footage.
- E. Video footage will not be distributed by the District to any publicly accessible location.

19. Infringement-Infraction penalties up to and including:

- A. STEALING EQUIPMENT: Police notification and permanent revocation of rights to Fitness Center use.

- B. DAMAGING EQUIPMENT AND/OR PREMISES: Immediate and permanent revocation of rights to use Fitness Center.
- C. LETTING MINORS IN WITHOUT PARENT: After two warnings, Fitness Center access revoked for 90 days.
- D. NOT PUTTING WEIGHTS AWAY: After two warnings, Fitness Center access revoked for 30 days.

Below are my personal notes....

RULES FOR TENNIS COURTS -

1. Tennis Courts are for use of CLI resident, dependents living with a member and their *guests only. *the member must accompany the guest/s to use the tennis court.
2. No prior reservation is required to use the tennis courts. They are available on a first come first served basis. Use of tennis court is limited to one hour when other players are waiting.
- ~~1. Players must place trash and debris in the trash receptacles provided at the court entrances.~~
- ~~2. No food, glass bottles, cans or breakable items permitted inside the enclosure.~~
- ~~3. Tennis courts are for the play of tennis only. Pets, roller blades, bicycles, skateboards, scooters (etc.) and other activities are not permitted inside the enclosures.~~
3. Gates must be closed at all ~~time~~time during play and upon leaving the courts.
- ~~4. Do not prop the gate open with any other material leaving the court unsecured.~~
4. There is no restroom inside enclosure or outside courts area. Restrooms are available inside the clubhouse and gym Use the restrooms inside the clubhouse.

- 5. Children twelve (12) years of age and younger must be accompanied by parents or adult guardian.
- 6. Tennis courts are the property of Cory Lake Isles and managed by the CDD. The CDD staff inside the Club House shall address any conflicts.
- ~~5. Safety is the primary concern to the CDD and its members. The CDD assumes no responsibility for any accidents or injury in connection with use of the courts or for any loss or damage to personal property.~~
- 7. The tennis courts hours of use are dawn to 10:30PM.
- 8. No more than 4 players are permitted on ~~any~~ the court.

~~6. Smoking and intoxicants are strictly prohibited on the courts. Intoxicated persons are prohibited on the courts.~~

- ~~7. Use of radio, television, or similar devices permitted only when used with headphones.~~
- 1. Use of profane or abusive language is prohibited.

~~8. Only shoes designed specifically for playing tennis are permitted on the courts. Proper attire should be worn while playing tennis. Shirt must be worn at all times.~~

~~9. Court lights should be turned off at the conclusion of the play and before leaving the courts. Please report all court hazards and/or damage to the CDD staff for repairs.~~

- [We need to assign Court numbers to each court 1-2-3-4 and place signs so everyone is clear
- I spoke with Heritage Isles Rich CDD mgr They have a total of 4 courts and they assign 2 courts for the use of their coach. These courts are reserved for training and instructors. No scheduling system online—you register in person at the gym. Gym is manned Someone is there 5 am to 10pm so they have on site employees. 1100 homes in heritage isles. Pay for outside memberships—
- Justin at meadow point 3 has 2 courts, first come first serve. Coaches get both courts reserved for 2 full days. Privates can be anytime. Club house is open is staffed 8 am to 9 pm they intervene if there are any problems. 2 staff in club house until 9 pm nightly. Their on site staff walks over to the courts every hour to ensure that everything is ok.
- Courtserve.com \$49 per month + \$7 per court +\$7 per teaching pro.
- Arbor green has 8 tennis courts
- Hunters green has private club you have to pay >\$200 per month to use the tennis courts.]

•
GENERAL RULES FOR USE OF THE FOLLOWING SPORTS FACILITIES: SOCCER FIELD, VOLLEY BALL COURT, TENNIS COURTS, PICKLEBALL COURT, BASKET BALL COURT, CRICKET PITCH AND HOCKEY RINK

1. 1-The CLI sports facilities are for the use of CLI residents and their guest only. Residents must be in attendance at all time while their guest(s) are using the facilities. Usage of any of the sports facilities by non-residents, unless accompanied by a Resident Patron, is strictly prohibited. Any non- resident on CDD property unaccompanied by a resident can be charged with trespassing. TPD will be notified and the offenders will be charged with trespassing.

2-The CLI Sports Facilities are unattended facilities and persons using them do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use.

3-The CLI resident is responsible for the actions of their guests and responsible for any damage done by their guests.

9. 4- Outside Trainers

- a. Only CDD approved instructors are allowed to use the courts and are only allowed while training of residents and members of Cory Lake isles.
- b. Training tennis players from outside of Cory Lake Isles is strictly prohibited.
- c. Trainer/s are required to use the original courts for instructional purposes. Court #1 in the original courts enclosure will be the primary training court. If more than one trainer is on the courts to give lessons at the same time and members residents are not using court #2, a trainer can use that court. Trainer must vacate court #2 when a resident/member player is waiting.

~~TENNIS COURT POLICIES~~

All Residents~~Patrons~~ and their Guests using the CLI~~Tennis~~ Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of facility equipment may result in the suspension or termination of facility privileges. The District may pursue further legal action and restitution ~~in regards to~~ in regard to destruction of Amenity Facility property or equipment. ~~Guests may use the facilities if accompanied by a Patron.~~

5-

Persons using the facility do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use.

2-6-Beverages are permitted at the sports fFacilities if contained in non-breakable containers with screw top or sealed lids. No glass containers, FOOD, gum, candy. Alcohol, drugs, smoking, vaping, cans, or disposable cups are permitted at any of the sports facilies. on the tennis courts. [what about food???]

7-Players must clean up after play. This includes "dead" balls, trash, Styrofoam cups, cans, wrappers, plastic bottles, etc.

~~Hours:~~ The sports facility must be ready~~Tennis Court Facilities are available for play~~ use by the next residents that follow. Residents and their guests may lose their privileges if they leave behind garbage. [refer to section.....]

8-Any hazards or damage should be reported immediately ~~asap~~ to the club houses staff [place phone number here.] if After~~Patrons during normal operating hours,~~ leave a detailed voice message or contrac the security guard.

9There are no is no restrooms at the sports~~which are posted. These~~ facilities. Residents and their guests may use the restrooms inside the clubhouse.

2-10-Children under age 16 ~~twelve (12) years of age and younger must~~ not be accompanied by their resident parents or adult guardian anytime they~~rented, and work~~ are using the CLI Sports facilities~~facilities~~ available on a first come first served~~serve~~ basis unless they are receiving lessons or playing a formal organized game supervised by an adult resident. -

11-The sports facilities are the property of Cory Lake Isles and managed by the CDD. The CDD staff inside the Club House shall address any conflicts or/and all complaints will be directed to them. From 6pm to closing e Complaints or conflicts can also should be addressed by to the roving security guard. Contact the roving security guard by calling _____.

12- otherwise programmed by the Safety is the primary concern to the CDD and its members. The CDD assumes no responsibility for any accidents or injury in connection with use of the courts or for any loss or damage to personal property.

13- The sports facilities with lights, hours are open from dawn to 10:00PM. Since the soccer field and cricket pitch do not have lights, they are closed at dusk.

14- Alcohol use and tobacco (including vaping) use is strictly prohibited at the sports facilities. Intoxicated persons are prohibited from using the sports facilities at any time.

15- Use of radio, television, or similar devices permitted only when used with headphones.

16- Use of profane or abusive language is prohibited and may result in loss of privileges.

17- To ensure the safety and security of our residents, only CDD approved instructors and coaches are allowed to teach/coach at all CLI sports facilities. Even if they are not charging a fee, they must be approved by the CDD. Refer to “**Instructor Use of District Property**” in these Rules and Policies..

18-

2. Emergencies: In the case of any emergency call 911 immediately.
Subsequently, the resident is responsible for reporting All emergencies and injuries must be reported to the Amenity Staff as well as the Facility Manager at (813) 986-1031.

General Policies:

a. Court use is limited to one (1) hour when other Patrons and/or Guests are waiting.
Court use limit commences upon Patron and/or Guest arrival.

b. Usage ~~works-is~~ on a first come first ~~served~~serve basis, unless otherwise programmed by the District.

~~c. Schedules of programs will be posted.~~

c. Proper tennis shoes and attire, as determined by the staff, are required at all times while on the courts.

d. Shirts must be worn at all times.

e. Patrons and Guests must supply their own equipment.

f. Non-alcoholic ~~b~~everages are permitted at the Tennis Court Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the tennis courts.

g. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. ~~to the must~~ Please -show common courtesy by leaving the court ready for play for Patrons who follow you.

~~h. Court hazards or damage, need should to be reported to the CDD Staff as well as the (Facility Manager) at (813) 986-1031 and the security guard on duty when the emergency occurred. *staff for repairs.~~

~~19- The sports facilities may not be rented, and are available on a first come first serve basis unless otherwise programmed by Tennis Court is for the District.~~

~~e. 20- play of tennis only. Pets and the use of roller blades, bikes, skates, skateboards, and scooters and other activities are prohibited to be used at any of the sports facilities. Cars may never be driven on the soccer field. Roller blades may only be used at the hockey rink. Violation of this policy may result in the resident's lose of their use of the facilities as determined by the CDD tennis courts.~~

~~d. The Facility Manager reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., including Tournaments.~~

~~1. Use of any of the sports facilities is limited to ONE HOUR if someone is waiting to play.~~

~~21- The After hours, the sports fields are will be monitored by the ~~roving~~ security guard. Failure to comply with the direction given to you by the ~~roving~~ security guard will result in loss of privileges.~~

~~CAN YOU DRINK ALCOHOLIC BEVERAGES ON CLI PROPERTY????~~

~~22 The resident must accompany their guest(s) at all time that their guests are on CDD property. Unaccompanied "guests" can be reported for trespassing if found on any CDD property.~~

~~23- The sports facilities and amenities are monitored by CDD staff and security. All individuals using any CDD sports facilities or amenities should be prepared to show proper identification if asked by the CDD staff or security.~~

24-Outdoor sports facilities or amenities must be immediately vacated as soon as it begins to rain, lightening or thunder is detected. All facilities will remain closed for 30 minutes after the last lightning is seen/detected or thunder heard.

25 Reservation of all sports facilities and amenities:

a- Before a resident will be registered to use the “court reserve” app to allow them to reserve a sport facility or amenity, they must sign a waiver and a form acknowledging that they have read the CDD Rules and Regs and will agree to abide by them.

B- Use of any of the sports facilities is limited to the time provided via “Court Reserve” app. The resident and guests must vacate the field/facility after their allotted time even if no one else is scheduled.

Only residents over 18 may register to use “Court reserve”

2.

HEARING PROCESS

~~Fitness Center access penalties will be enforced by the Facilities Manager for any party accused of an infringement listed above.~~

~~The party will be informed of the next regularly scheduled meeting of the District Board of Supervisors.~~

~~• The party will be required to attend where a hearing will be scheduled, to plead their case; and the Board will make a decision on the infringement of either reinstating Fitness Center access; or placing a penalty as outlined above.~~

TENNIS COURT POLICIES

1-The Tennis & Pickle Ball courts are for the use and enjoyment of Cory Lake Isles Residents. The tennis courts are open from sunrise to 10pm. The courts must be vacated by 10PM.

~~Tennis Courts are for use of CLI residents, dependents and their guests only. *the member must accompany the guest/s to use the tennis court. [Residents must accompany their guests at all times.]~~

2-The CDD will monitor use of the tennis courts and may restrict use by a resident if the tennis courts are being excessively used. The tennis courts are for the enjoyment of all residents. It is unfair to the other residents if a single resident/houshold is monopolizing use of the tennis courts. Use of the tennis courts by non-residents is intentionally restricted to ensure residents have first access to the tennis and pickle ball courts. Residents are encouraged to socialize with other residents.

3 -Court lights must be turned off at the conclusion of the play and before leaving the courts.

4- Food of any kind, including chewing gum, alcohol, cans, and trash is never allowed on the tennis/pickle ball courts. If the prior resident left trash on the court, the next resident is to photograph the appearance and turn the photos over the facility manager. This same resident is to pick up the trash lest they be accused of leaving trash by the person/group following them

5 - Proper attire including shoes is required on the tennis and pickle ball courts at all times.

6-Other than USTA standard tennis or pickleball, no other ball sports are permitted on the tennis courts. The resident reserving a court for pickleball is responsible for setting up the portable nets and returning them when play is completed.

7-BASKETBALL AND HOCKEY COURT POLICIES -

All players and guests are expected to show courtesy and good sportsmanship at all times. 8-Schedules of Tennis programs by the CDD authorized Tennis coach will be posted.

9-To ensure the safety of our residents and reduce the liability of the District, only those coaches that are pre-approved by the CDD may teach 1:1 lessons on CDD property. Refer to “Instructor Use of District Property”. Only the CDD Authorized Tennis coach may teach group lessons- no exceptions.

10- Patrons and Guests must supply their own equipment.

11-- No more than 4 players are permitted per court. All others including spectators shall watch from outside the courts and/or the bleachers. The exception is during tennis lessons taught by the CDD authorized tennis coach.

12-Courts #1 & #2 adjacent to the soccer field are considered the lesson courts. The CDD authorized Tennis coach will use these courts whenever possible for lessons. The CDD authorized Tennis coach will avoid using the other 2 courts adjacent to the volley ball court unless courts 1 & 2 are occupied. Private lessons are permitted on any court by Tennis coaches that have been approved by the CDD.

13-All Pickleball players will comply with the same policies as the tennis patrons: except All Pickleball patrons can use Court #4 as it is lined to accommodate a standard Pickleball court. If court #4 is occupied, residents and their guests can use the Basketball and Hockey Rink which is also lined for Pickleball.

14-Children under the age of 12 must be supervised by a responsible adult Resident while using the tennis courts, unless they are participating in a tennis lesson, or class, under the instruction of the CDD authorized tennis instructor.

15-No walking across the courts while play is in motion. Players are encouraged to wait until play is over or the lesson is complete before requesting permission to walk through the court.

16- Eye Wear protection is recommended.

17-No person other than a CDD authorized tennis instructor shall use any CDD facility to provide tennis or pickleball instruction for compensation nor solicit or give the appearance of providing formal instruction or lessons for any form of compensation.

18--Tennis and Pickle Ball Reservation Policy:

- Courts must be reserved by a resident using the “court reserve” app.
- Playing time is limited per reservation to **90 minutes for singles and 2 hours for doubles**).
- **Only one court can be reserved per day per resident /household.**
- A household may not reserve more than one court per reservation window and no more than twice per week.
- A player or group of players may not reserve two (2)consecutive court times.
- Residents/households may bring no more than 3 guests per day to play tennis or pickle ball and a total of 6 guests per week.
- Any individual guest using the tennis courts or pickle ball courts may not frequent no more than 2 times per week (Sunday-Sunday).

Before a resident will be registered to use the “court reserve” app to allow them to reserve a tennis or pickle ball court, they must sign a waiver and a form acknowledging that they have read the CDD Rules and Regs and agree to abide by them.

- Reserving a specific court with intent to not use that court is prohibited.
- Reservations can be made by Residents no more than 24-48 hours in advance . The exception is the authorized CDD Tennis Coach. They may reserve all classes days/weeks in advance as needed so the dates of the entire class are reserved.
- A Resident has until 15 minutes past the start of the court reservation time to begin play, or the court may be reassigned to another Resident for the balance of the reservation time and the resident will be registered as a no-show.
- A resident that has reserved the tennis or pickle ball court is NOT allowed to give his/her assigned time to another resident.
- Residents must cancel reservations for court times no later than 7 am on the day of reserved court time.
- If a Resident reserves a court time and fails to appear or does not make use of the specific court reserved or fails to cancel the reservation timely, the Resident will be placed on the no-show list. If the Resident’s name appears on the no-show list three (3) times during any three- month period, the Resident may be prohibited from making future reservations of court time and the Resident’s tennis privileges may be suspended for a period of time not to exceed 30 days for each three-time no-show iteration after notice and opportunity for a hearing before the CDD.
- Any reservation that must be cancelled as a result of conditions that prohibit play on the courts during the reservation window (as determined by the Programs and Facility Manager) will not be counted as a no-show for any resident.

1.

~~2. All Residents and their Guests using the Tennis Court~~ Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or

destruction of facility equipment may result in the suspension or termination of facility privileges. The District may pursue further legal action and restitution ~~in regards to~~ destruction of Amenity Facility property or equipment. Guests may use the facilities if accompanied by a resident at all times.

~~3. Persons using the facility do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use. [The maximum number of guests per household using the tennis courts is 2 per day, and a total of 4 per week].~~

~~4. No prior reservation is required to use the tennis courts. The courts are available on a first come first served basi~~

~~5. Use of tennis court is limited to 1 hour when other players are waiting. (Playing time is 90 for singles and 2 hours for doubles). Court use time limit commences upon Resident's and/or Guest's arrival.~~

~~5. Usage works on a first come first serve basis, unless otherwise programmed by the District.~~

~~6. in regard~~ Schedules of programs will be posted.

~~7. Proper tennis attire, as determined by the staff, are is required at all times while on the courts.~~

~~8. Shirts and shoes must be worn at all times.~~

~~9. Residents and Guests must supply their own equipment.~~

~~10. Beverages are permitted at the Tennis Court Facilities if contained in non breakable containers with screw top or sealed lids. No glass containers are permitted on the tennis courts. [what about food???~~

~~11. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for (other residents who may follow). [Players may lose their privileges if they leave behind garbage.] Patrons who follow you.~~

~~12. Court hazards or damage [should be] reported to the clubhouse staff.~~

~~13. The Tennis Courts are for the play of tennis only. Pets and the use of roller blades, bikes, skates, skateboards and scooters and other activities are prohibited on the tennis courts. [Residents violating this rule may lose their facility privileges as outlined in ____]~~

~~The Facility Manager reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., including Tournaments.~~

~~All~~ Players must place trash and debris in the trash receptacles provided at the court entrances.

~~4. No food, glass bottles, cans or breakable items permitted inside the enclosure.~~

~~5. Tennis courts are for the play of tennis only. Pets, roller blades, bicycles, skateboards, scooters (etc.) and other activities are not permitted inside the enclosures.~~

~~6. Gates must be closed at all time during play and upon leaving the courts.~~

~~7. Do not prop the gate open with any other material leaving the court unsecured.~~

~~14. There is no restroom inside enclosure or outside courts area. [Residents and their guests may] use the restrooms inside the clubhouse.~~

~~15. Children twelve (12) years of age and younger must be accompanied by (their) parents or adult guardian.~~

~~16. Tennis courts are the property of Cory Lake Isles and managed by the CDD. The CDD staff inside the Club House shall address any conflicts (or/and all complaints will be directed to them.~~

~~17. Safety is the primary concern to the CDD and its members. The CDD assumes no responsibility for any accidents or injury in connection with use of the courts or for any loss or damage to personal property.~~

~~18. The tennis courts hours of use are dawn to 10:30 PM [10:00PM.]~~

~~19. No more than 4 players are permitted the (per) court. [All others including spectators shall watch from outside the courts and/or the bleachers].-~~

~~20. [Alcohol use and tobacco use] are strictly prohibited on the [tennis] courts. Intoxicated persons are prohibited on the courts.~~

~~21. Use of radio, television, or similar devices permitted only when used with headphones.~~

~~22. Use of profane or abusive language is prohibited.~~

~~17. Only shoes designed specifically for playing tennis are permitted on the courts. Proper attire should be worn while playing tennis. Shirt must be worn at all times.~~

~~23. Court lights should be turned off at the conclusion of the play and before leaving the courts. Please report all court hazards and/or damage to the CDD staff for repairs.~~

~~24. [CDD Board approved Instructors Only]~~

~~a. Only CDD approved instructors are allowed to use the courts. Only [CDD approved instructors are] allowed training [to offer group and private lessons].-~~

~~Training tennis players from outside of Cory Lake Isles is strictly.~~

~~b. (Courts #1 & #2 adjacent to the roller rink are considered the lessons courts. CDD approved instructors will use these courts whenever possible to host group lessons). (Instructors will avoid using the other 2 courts adjacent to the soccer / cricket pitch unless courts 1 & 2 are occupied. Private lessons are permitted on any court.)-~~

~~25. All Pickleball players will comply with the same policies as the tennis patrons: except All Pickleball patrons can use Court #2 as it is lined to accommodate a standard Pickleball court. If court #2 is occupied, residents and their guests can use the Hockey Rink which is also lined for Pickleball.~~

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~~Tennis Reservation Policies~~

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~~1) All CLI residents and their guests are required to reserve a court using the court reservation system.~~

~~2) One reservation per household per day, 2/week ?-~~

~~3) The CDD will monitor use of the tennis courts and may restrict use by a resident if the tennis courts are being excessively used. The tennis courts are for the enjoyment of all residents and their guests. It is unfair to the other residents if a single resident is monopolizing use of the tennis courts.~~

~~4) Guests are limited to 4 guests per day per household and a total of 10 guests per week.~~

~~5) Playing limits are reserved to 90 minutes for singles and 2 hours for doubles.~~

~~1) Programming hours can be blocked off for use by the coach.]~~

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BASKETBALL, VOLLEYBALL AND HOCKEY COURT POLICIES

Refer to the “General rules for use of the following sports facilities: soccer field, volley ball court, tennis courts, basketball court, cricket pitch, pickle ball court, and hockey rink”

1. Reservations are required: The Basketball, volley ball and Roller Hockey Court Facilities must be reserved using the “Court Reserve” app. All guests must be listed by first and last name on the court reserve app by the resident that is reserving the court.
 2. Proper Attire: Proper basketball or athletic shoes and attire are always required while on the courts. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants. Shirts must be worn at all times.
 3. Guest Policy: Residents over 16 are permitted to bring one (1) Guest per day to the basketball and roller hockey facilities That Guest must be (16) years of age or older and have proper identification to verify age. Patrons over the age of eighteen (18) may bring a maximum of four (4) guests per day to these facilities.
 4. All guests and residents must be prepared to show their identification to the security guard if asked. Failure to provide proper id will result in expulsion from the court.
 5. General Policies:
 - a. The Basketball, volley ball and Roller Hockey Court Facility are for the play of Basketball, volley ball and Roller Hockey only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited at the facility with the exception that roller blades are permitted at the Roller Hockey Court Facility.
 - b. Beverages are permitted at the Basketball, volley ball and Roller Hockey Court Facility if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the basketball or roller hockey courts.
 - c. Anyone under the age of (16) is not allowed to use the Basketball or Roller Hockey Court Facilities unless accompanied by an Adult Patron at all times.
 - d-Use of the asketball, volley ball and Roller Hockey Court Facility is limited to the time indicated in the “court reserve” app. All residents and guests must leave the court at the end of their allotted time.
 - e-. Persons using the Basketball, volley ball or Roller Hockey Court Facility must supply their own equipment.
 - f-. The courts and surrounding areas must be cleaned up by the Patron after use
 - g-Anyone found to be removing sand or damaging the netting under the sand in the volley ball court will be required to pay for the damage and replace the sand. If a guest of a resident is involved, the resident is responsible for paying for the damage done by their guest.
- ~~All Patrons and Guests using the Basketball and Hockey Court Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the facilities. Disregard or violation of the District's policies and rules and misuse or destruction of facility equipment may result in the suspension or termination of facility privileges. The District may pursue further legal~~

~~action and restitution in regards to~~ destruction of Amenity Facility property or equipment. Guests may use the Basketball and Hockey Rink Court Facilities if accompanied by a Patron ~~(a resident at all times)~~.

~~Please note that the Basketball and Hockey Court Facilities are unattended facilities and persons using them do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use.~~

~~1.~~

~~1.~~ Hours: The Basketball and Hockey Court Facilities are available for use by Patrons ~~(residents)~~ during normal operating hours which are posted. These facilities may not be ~~rented, and rented and~~ are available on a first come first ~~serve~~ basis unless otherwise programmed by the District.

~~2. Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the Facility Manager at (813) 986-1031.~~

~~2. Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the Facility Manager at (813) 986-1031.~~

~~3.2. Proper Attire: Proper basketball or athletic shoes and attire are required at all times while on the courts. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants. [DO THEY HAVE TO WEAR SHIRTS?]~~

~~3.~~

General Policies:

~~a. General Policies: General Policies: General Policies: * what about prohibition of allowing dogs on the hockey court for exercise I've heard that this is policy but have not seen it written General Policies:~~

~~a.~~ The Basketball and Hockey Court Facilities are for the play of Basketball, Hockey and Soccer ~~[and cricket and pickle ball].~~

~~b.~~ ~~b.~~ Pets, bikes, skateboards, and scooters are prohibited to be used at the facility. Roller blades may be used at the hockey court rink only.

~~c.~~ ~~c.~~ Beverages are permitted at the Basketball and Hockey Court Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the basketball or hockey courts. ~~No food is permitted on the courts at anytime.~~

~~d.~~ ~~d.~~ Alcoholic beverages are not permitted on the Basketball or Hockey Courts. ~~(rink).~~

~~e.~~ ~~e.~~ The Basketball and Hockey Courts ~~(rink)~~ are available on a first come, first ~~serve~~ basis. It is recommended that persons desiring to use the Basketball or Hockey Court check with the District Staff to verify availability in case they are reserved for programs or closed for maintenance. Use of the Basketball or Hockey Court is limited to one (1) hour when others are waiting.

~~f.~~ ~~Proper Basketball and Hockey etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.~~

~~f.~~ ~~Proper Basketball and Hockey etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.~~

~~g.~~ ~~g.~~ Persons using the Basketball or Hockey Court Facility must supply their own equipment.

~~h.~~ ~~h.~~ Courts and their surrounding areas must be cleaned up after use. Players must clean up the court after play. This includes equipment, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play; for Patrons who follow you:

~~i.~~ Usage of the Basketball or Hockey Court Facility by Guests, unless accompanied by a Patron, is strictly prohibited.

PLAYGROUND AND POCKET PARK POLICIES

1. Parks and playgrounds are available on a first come first serve basis, no

reservations are permitted.

2. Children under the age of eight (8) must be accompanied by an Adult Patron or

guardian.

3. No roughhousing is permitted at the parks and playgrounds.

4. Persons using the parks and playgrounds must clean up all food, beverages and

miscellaneous trash brought to the park/playground.

7. Glass containers, drugs, smoking and alcohol are prohibited.

8. The use of profanity or disruptive behavior is prohibited.

9. Inflatable equipment, such as bounce houses, is not permitted at the parks or

playgrounds.

10-Unless otherwise posted, hours are from dawn to dusk daily

11-No person shall create any noise at excessive levels, or use amplified sound or music

12-No one over the age of 12 is allowed on any of the equipment

13-Persons using the playground and pocket parks must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited. Place all trash in containers

14-Inflatable equipment, such as bounce houses, is not permitted at the pocket parks.

15-Usage of the playground and pocket parks may be limited or suspended from time to time for sponsored events approved by the District

16-Loitering at the park or playground by groups of non-residents is not allowed.

- 1) ~~No roughhousing.~~
- 2) ~~Persons using the playground and pocket parks must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited. Place all trash in containers.~~
- 3) ~~The use of profanity or disruptive behavior is absolutely prohibited.~~
- 4) ~~Alcoholic beverages are not permitted.~~
- 5) ~~Inflatable equipment, such as bounce houses, is not permitted at the pocket parks.~~
- 6) ~~Usage of the playground and pocket parks may be limited or suspended from time to time for sponsored events approved by the District.~~
- 7) ~~The playground and pocket parks are open from sunrise to sunset.~~
- 8) ~~1. No one over the age of 12 is allowed on equipment with the exception of the dual swing.~~

FISHING AND POND / LAKE POLICIES -

Only Patrons and their Guests may fish from the lake and ponds located within the District. We ask that you respect your fellow landowners and access the lake and ponds through the proper access points. The District operates under a catch and release policy for all fish caught. The lake and ponds serve as storm water management purposes and are not to State Code for keeping or consuming your catch. The purpose of these bodies of water is to help facilitate the District's natural water system for storm water runoff.

1. Fishing is permitted only from dawn until dusk.
2. The District operates under a catch and release policy. Removal of fish for personal keep or consumption is not authorized. [if we say this why do we say this at item 5 under ramp and docks below.Help preserve our fish population. Cory Lake is a "catch and release" lake on y.](#)
- 3.
- ~~3-4.~~ Spear fishing or the use of Spear Guns, Bow & Arrows, and Firearms are not permitted as acceptable methods to fish.
- ~~4-5.~~ Cast Netting is prohibited.

- ~~5-6.~~ Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-Hookers or needle-nose pliers need to be carried by authorized users at all times.
- ~~6-7.~~ Circle Hooks are recommended for all live bait fishing.
- ~~7-8.~~ In events where, dangerous wildlife is "caught" by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
- ~~8-9.~~ The use of traps is strictly prohibited.
- ~~9-10.~~ The use of profanity or disruptive behavior will not be tolerated.
- ~~10-11.~~ All trash or debris must be disposed of in the appropriate receptacles. The philosophy of "If you bring it with you, you must take it with you when you leave" is employed.
- ~~11-12.~~ Fish are not to be moved from one lake or pond to another.
- ~~12-13.~~ No one is allowed to introduce or stock any of the lakes or ponds.
14. Patrons and Guests will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish. Any monetary penalties or fees incurred by the District as a result of user's failure to acquire such required permits or licenses will be the liability of the individual determined to be in violation.

14-. In events where dangerous wildlife is caught by hook or lure, the line(s) should be cut at a safe distance to avoid possible bodily injury and harm.

15-. The use of traps is prohibited.

Guest Policy: Patrons between the ages of fourteen (14) and seventeen (17) are permitted to have one (1) Guest with them when fishing at the ponds. That Guest must be fourteen (14) years of age or older and have proper identification to verify age. Patrons over the age of eighteen (18) may have a maximum of four (4) guests with them.

16-. Patrons and Guests are not permitted to introduce fish or wildlife to ponds or stock any of the lakes or ponds.

17. Because of the potential presence of dangerous wildlife, pets are prohibited in all ponds on District property; swimming is prohibited in all ponds on District property; and watercraft of any kind are prohibited in all ponds on District property.

18. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish in the ponds walk or ride bicycles.

19. Continued violation will result in the immediate reporting to local law enforcement authorities.

20. There is a 20-foot District owned buffer surrounding each pond. Patrons may fish in the 20-foot buffer during the hours of dawn to dusk and are asked to be respectful of adjacent homes.

21. Homeowners whose lots that abut the pond are responsible for mowing, weeding and trash removal to the water's edge.

22. All residents and guests should be prepared to show proof of their id when asked by a security guard.

~~13-15.~~ General Polices:

- a. ~~Swimming is prohibited in all ponds on District property.~~ DO NOT DELETE THIS- IT WAS AN ACCIDENT
- ~~b-a.~~ ~~No watercrafts of any kind are allowed in any of the ponds on District property.~~
- ~~c-b.~~ Parking along the right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish in the ponds walk or ride bicycles.
- ~~d-c.~~ Continued violation of this policy will result in the immediate reporting to local law enforcement authorities.
- ~~e-d.~~ There is a 20-foot District owned buffer surrounding each pond, residents may fish in the 20 feet buffer during the hours of dawn to dusk. Please be respectful of adjacent resident homes.
- e. Homeowners whose lot abuts the pond are responsible for mowing, weeding and trash removal to the water's edge.
 - a. Swim in the lake at your own risk. The Cory Lake Isles lake is known to have many alligators.
 - b. At no time is a resident or their guests to enter private property to reach the lake or pond.
 - c. Residents are allowed to use remote control boats in the ponds.

BEACH, DOCK AND BOAT RAMP POLICIES .

1. The Beach, Dock and Boat Ramp are provided for use of Patrons and their Guests only. Guests must be accompanied by a resident while using the Beach, Dock or Boat Ramp.
 2. Use at your own risk. No lifeguard is on duty.
 3. All vessels docked at the Beach Club must be registered and have a current registration sticker and must be numbered in accordance with the POA and District boating policies.
 4. Unregistered inoperable or derelict craft may not be docked at the Beach Club and will be towed at owner's expense.
 5. Only routine boat cleaning and maintenance performed with environmentally safe materials is permitted at the boat ramp. Any other activity that might result in spillage of oils, lubricants, solvents or other hazardous material into the lake is prohibited.
- ~~6-1.~~ The District is not responsible for damage, theft or vandalism to any boat docked at the Beach Club.
7. 7. All vessels mooring and/or docked at the Beach Club will be properly secured using at minimum a 3/8 inch nylon mooring line.

COMMUNITY LAKE AND SHORELINE POLICIES -

1. Only vessels belonging and registered to a Patron are permitted on the lake. To ensure the peace and enjoyment of the residents living on the lake, boats can only be on the lake from dawn to dusk.

1. Music on boats should not be so loud as to disturb residents living on the lake.

~~1.2.~~ Use of any non--Patron vessel on Cory Lake will be deemed and considered actionable trespass.

~~2.3.~~ All vessels must be registered with the POA prior to entering the lake and must display the issued (CL) registration.

~~3.4.~~ All areas of the lake are "NO WAKE" except for the area inside the buoys on the ski lake.

~~4.5.~~ Help preserve our fish population. Cory Lake is a "catch and release" lake on y. Anyone found to be keeping the fish will be subject to the disciplinary action of these rules and regs.

~~5.~~ Navigation lights are required on any vessel operating at after dusk ~~until dawn.~~ ~~Travel speed during these hours shall not exceed idle speed.~~

~~6.~~

7. NO ENTRY OR ACTIVITY is permitted on the conservation islands.

8. Be courteous to those using the ski lake. Always travel in a counter-clockwise direction and refrain from creating wakes interfering with any watercraft pulling a skier, wake boarder, tube or other towable.

~~9.~~ Use of the lake after 10 pm at night is prohibited. ~~Persons using the lake after 10 pm at night must be eighteen (18) years of age or older. In addition, there shall be no loitering on the lake at any time.~~

10. Reckless or unsafe operation of any vessel is STRICTLY PROHIBITED.

11. Any violation of the Rules and Policies concerning the operation of vessels on Cory Lake may result in the assessment of a monetary fine and/or suspension of privileges.

~~12.2.~~ Incident reports can be directed to Cory Lake Security at 813-986-0030.

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Hillsborough County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies, including but not limited to, trees are left to fulfill their role in nature's process. Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed

permitting or review by Hillsborough County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas. In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from

LAKE WALL AND BANK EROSION POLICY

~~1~~1. The District acknowledges that there are several ponds and mitigation areas owned by the District within its geographical area.

~~2~~2. Additionally, the District's easements allow the District's consultants, staff members and personnel to go onto private property surrounding such ponds, areas and canals.

~~3~~3. All repairs, maintenance and improvements of pond slopes and retaining walls are the ultimate responsibility of the property owners and not that of the District.

PARKING RESTRICTIONS POLICY

1. The District's parking restriction policy is:
No cars are to be parked overnight on any street. No cars are to be parked on easements.

~~2-1~~2-1. Illegally Parked Vehicle will be subject to:

A total of one (1) No Parking Warning provided by District's security company. Thereafter, the vehicle is subject to towing at owner's expense.

POLICY FOR RECORDS MANAGEMENT PROGRAM OF LOCAL RECORDS -

- 1) The District is a special purpose local government and adheres to the Public ~~Records~~ Law and "the ~~Records~~ are open for inspection to the public during normal business hours."

~~4~~1. The Permanent Records (whether originals or copies) are not to be removed ~~from~~ the ~~District~~ District Records Office or Local Records Office to preserve the integrity of the public records, much ~~like~~ like records housed at the county or city offices. Photographing permanent public records shall be done under the supervision of the custodian of the public records or designee thereof.

~~2~~2. Any records of which you would like copies of must be handled by the records officer, records coordinators or designee thereof. Those individuals are the on-site administrator at the Beach Club or the District Manager.

~~3~~3. Pricing for copies are as follows in accordance with State Statutes:
Fifteen (15) cents per letter one-sided copies

Nonstandard sizes at actual cost of duplication

Additional charge for the person making the photographs after the first 15 minutes is \$10 per hour

charged in 5 ~~minute~~ minute increments.

Cost of postage and handling, as applicable.

If requested, \$1 per copy for a certified copy of each public record. Certifications are handled by the District Management Company.

Whenever possible, electronic copies will be via the District Manager's office provided the total size of the document is under 20MB, as most systems will not allow documents greater than 20MB including the text of the cover email message through the IP Servers. Payments for copies made at the Local Records Office, the Beach Club, or the District's Records Office will be made payable to the District.

4.1) Any other questions or information request, shall be directed to the District Records Custodian at (561) 571-0010.

2) www.corylakescdd.net.

The District Association, through the Board of Directors, shall have the right to eject and withhold approval for the operation on Cory Lake of any pleasure boat, ski boat or water vehicle for any reason.

a. Owners, tenants, residents, members of their families and guests thereof are hereby advised that lakes and ponds in Florida generally will have alligators, poisonous snakes and snapping turtles living in and about them. Therefore, it is not recommended that they swim in the lake.

b. Such lakes and ponds may also contain certain amoeba and other microorganisms (generally dwelling at the bottom of such lakes) that may be dangerous to human beings if they are allowed to enter the human body.

c. All persons engaging in any activities on or about Cory Lake or any pond within CORY LAKE ISLES do so at their own risk.

d. Neither the Developer, Community Development District, the Association nor any partner, shareholder, member, officer, director, employee, agent, independent contractor nor any Owner shall be liable to any person for bodily injury or death of such person or any other person arising from any alligator, snake, snapping turtle, amoeba or other animal, reptile, insect or micro-organism in CORY LAKE ISLES including, without limitation, Cory Lake.

e. Further, Neither the Developer, Community Development District, Association partner, shareholder, member, officer, director, employee, agent or independent contractor nor any Owner The District is not shall be liable to any person for the bodily injury or death of such person or any other person arising from drowning, skiing, any water vehicle or activity on or about Cory Lake or any pond in CORY LAKE ISLES.

d. f. The foregoing notwithstanding, nothing herein shall prohibit the liability of any person for the bodily injury or death of such person or any other person or for damage to the property of such person arising directly from his or her intentional or negligent act or omission.

Guest Policy

1- The Guest policy varies by facility. See each section for the specific policy applicable to that facility. The number of guests a resident may bring to one of the facilities varies per facility/activity.

2-Youth under age 18 may not bring guests.

3-District Staff shall be authorized to verify and enforce the authorized number of Guests.

4 Fingerprint access is not issued to Guests.

5- Guests must always be accompanied by a Patron when using any of the Amenity Facilities.

6 Patron will be responsible for any damages caused by Guests while using facilities.

Use at Own Risk; Indemnification

Any Patron, Guest, or other person who uses the Amenity Facilities or other District property or participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities or use of the Amenity Facilities or other District property, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Household.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenity Facilities or other use of District property, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenity Facilities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

Each Patron and each Guest as a condition of invitation to the premises of the center assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Facilities, whether in lockers or elsewhere. The District and its agents, employees and officers shall not be liable for, and the Patron shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft, or condition in or upon the District's lands, premises and/or facilities

Instructor Use of District Property

To ensure the safety of our residents and reduce the liability of the District, any person wishing to conduct or instruct a class that involves any physical activity on District property, whether fee-based or free, must be preapproved by the CDD. This includes tennis lessons, fitness trainer, kick boxing, swim lessons, dancing, yoga, soccer lessons, basket ball, pickle ball etc. A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District before the commencement of the first class and must remain in effect throughout the class or program. Approved instructors are bound by the Instructor Agreement. Failure to comply

with the provisions of the Instructor Agreement will result in the cancellation of the class or program.

Renters' Privileges

1. Residents who rent out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. For the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or leased. An Amenity Assignment of Rights and Privileges Form must be executed by the Resident on behalf of the Renter and witnessed before any facility finger print access is issued to the Renter. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of a Resident's membership, that Resident shall not be entitled to use the Amenity Facilities.
4. Resident owners are responsible for the department of their respective renter. If the renter damages CDD facilities and does not reimburse the CDD, the Resident owner will be required to reimburse the CDD
5. All Renters shall be subject to such other rules and regulations as the District may adopt from time to time.

Service Animal Policy

Prohibitions on dogs or other pets do not include "Service Animal(s)" trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- 1 If the Service Animal is out of control and the handler does not take effective measures to control it;

2 If the Service Animal is not housebroken; or,

3 If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

Law Enforcement Policy

The following policy intends to protect the property of the District and the health, safety, and welfare of District Patrons and Guests:

1. Law enforcement officers of the Hillsborough County Sheriff's Office or Florida

Highway Patrol, Tampa Police Department , District Private Security guards and District staff/employees have the authority to disperse groups of Adults and Minors who congregate at the Amenity Facilities with no real purpose, at any time of day, and to generally respond to unlawful behavior at any Amenity Facilities.

2. The District hereby has authorized law enforcement officers of the Hillsborough

County Sheriff's Office, Tampa Police Department, District private security guards and/ or Florida Highway Patrol to enforce this policy by doing the following:

• Issue Trespass Warnings, at deputy's/trooper's discretion, to Adults and Minors who fail to obey the policy.

• Violators who have been issued Trespass Warnings and subsequently return to the Amenity Facilities before the warning's expiration, may be arrested for trespassing.

*Violators will be trespassed at the request of District staff.

• Anyone found guilty of vandalism or other illegal activity while on District property will be prosecuted to the fullest extent of the law with no exceptions.

Dog Park Policies

1. the Park is unattended. Persons using the park do so at their own risk.

2. Only Patrons with a facility access are permitted to bring a dog to the dog park. Limit is two (2) dogs per Patron per visit.

3. Guest Policy: No guests are allowed at the dog park.

4. Dogs that have been declared dangerous or aggressive are prohibited.

5. All Patrons must have proof of their dog's current rabies vaccination and license to get access to the dog park via "Court Reserve".
6. Children under the age of six (6) are not permitted in the dog park. Children six (6) to thirteen (13) years of age must be accompanied by an Adult and must have a dog to enter the park area. Strollers are not allowed in the park.
7. Puppies under four (4) months old are not permitted in the park.
8. All residents are expected to abide by the posted rules regarding the times that large dogs and small dogs are allowed.
9. Only dogs under forty (40) pounds are permitted in the small dog park.
10. Dogs in heat are not allowed.
11. Patrons must pick up after their dog and dispose of feces properly.
12. Patrons must fill in holes dug by their dog.
13. Dogs must be on a leash when entering and exiting the dog park. Patrons must carry a leash for each dog while inside the dog area and the dogs must always be under voice command.
14. Dogs are always required to wear a basic flat buckle collar or harness with identification tags. No spiked or pronged dog collars are allowed.
15. Animals other than dogs are not allowed.
16. Leaving dogs unattended is prohibited. All Patrons must always remain in the park with their dogs.
17. Dogs that persistently bark, are a nuisance, are annoying or provoking other dogs or persons must leave the Dog Park area.
18. Climbing on or over the fence is not permitted.
19. No smoking, food (dog or human), or raw hides are allowed in the Dog Park. Patrons must use caution when bringing dog toys to the park since fights could erupt.
20. No alcoholic beverages or glass containers are allowed in the park.
21. The District staff has the authority to close the park or sections of the park for any reason including maintenance, mowing, weather related problems, special events, or for the public's safety and/or health.

Cory Lakes

Community Development District

EXHIBIT

10

AGENDA



Cory Lakes Community Development District Rules and Regulations

Revised March 2024

Contents

<u>DEFINITIONS</u>	<u>3</u>
<u>SECURITY BAR CODE SCHEDULE OF RATES, FEES, AND CHARGES</u>	<u>4</u>
<u>ANNUAL USER FEE STRUCTURE</u>	<u>4</u>
<u>LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY</u>	<u>5</u>
<u>INDEMNIFICATION</u>	<u>5</u>
<u>SUSPENSION AND TERMINATION OF ADULT PRIVILEGES</u>	<u>6</u>
<u>SUSPENSION AND TERMINATION OF MINOR PRIVILEGES</u>	<u>7</u>
<u>GENERAL FACILITY PROVISIONS</u>	<u>8</u>
<u>ENFORCEMENT</u>	<u>9</u>
<u>GENERAL DISTRICT FACILITY USAGE POLICY</u>	<u>10</u>
<u>BEACH CLUB FACILITY RENTAL POLICIES</u>	<u>10</u>
<u>POOL PARTY RESERVATION POLICIES</u>	<u>12</u>
<u>GENERAL RULES FOR SWIMMING POOL AND WATER SLIDE</u>	<u>12</u>
<u>WATER SLIDE PROCEDURES</u>	<u>13</u>
<u>FECES POLICY FOR SWIMMING POOL</u>	<u>13</u>
<u>ADA CHAIR LIFT USAGE POLICY</u>	<u>14</u>
<u>AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY</u>	<u>14</u>
<u>FITNESS CENTER POLICIES</u>	<u>14</u>
<u>RULES FOR TENNIS COURTS</u>	<u>16</u>
<u>HEARING PROCESS</u>	<u>16</u>
<u>BASKETBALL AND HOCKEY COURT POLICIES</u>	<u>16</u>
<u>TENNIS COURT POLICIES</u>	<u>17</u>
<u>PLAYGROUND AND POCKET PARK POLICIES</u>	<u>18</u>
<u>FISHING AND POND POLICIES</u>	<u>18</u>
<u>BEACH, DOCK AND BOAT RAMP POLICIES</u>	<u>19</u>
<u>COMMUNITY LAKE AND SHORELINE POLICIES</u>	<u>19</u>
<u>NATURAL BUFFER AREAS POLICY STATEMENT</u>	<u>20</u>
<u>LAKE WALL AND BANK EROSION POLICY</u>	<u>21</u>
<u>PARKING RESTRICTIONS POLICY</u>	<u>21</u>
<u>POLICY FOR RECORDS MANAGEMENT PROGRAM OF LOCAL RECORDS</u>	<u>21</u>

DEFINITIONS

"Amenity Facilities"-shall mean, in general, the properties and areas owned by the District, including those intended for recreational use and shall include, but not specifically be limited to, the basketball court, tennis courts, roller hockey court, white sand beach, Beach Club, playgrounds, fitness center and pocket parks together with their appurtenant facilities and areas. Any reference intended as to one or more specific Facility shall reference that Facility by name.

"Amenity Facilities Policies" or "Policies" - shall mean all Amenity Facilities Policies of Cory Lakes Community Development District, as amended from time to time.

"Facility Manager"-shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

"Annual User Fee" - shall mean the fee established by the District for any person that is not a Resident or Renter within Cory Lakes CDD I Cory Lake Isles and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board"-shall mean the Cory Lakes Community Development District Board of Supervisors.

"Beach Club Facilities" - shall mean the Beach Club building, pool, playground and fitness center. "District"-shall mean the Cory Lakes Community Development District.

"District Manager"-shall mean the professional management company with which the District has contracted to provide management services to the District.

"District Staff" -shall mean those acting in an official capacity in representation of the District, including but not limited to the District Manager, Facility Manager, Office Administrator, Attendants, On-duty Security Personnel, and any other person acting in said capacity.

"Family"-shall mean a group of related individuals living under one roof or head of household. This includes individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives or extended family not residing in the home.

"Guest" -shall mean any person or persons who are invited and accompanied by a Patron to participate in the use of the Amenity Facilities.

"House guest"-shall mean any person or persons staying with a household as a guest for one night or longer.

"Non-Resident"-shall mean any person or persons that do not own property within the District.

"Non-Resident Member"-shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

"Owner"-shall mean any person or family owning property within the District.

"Patron" or "Patrons"- shall mean Owners, Renters or Non-Resident Members who are fourteen (14) years of age and older. **AB asks about age differences between 18, 17 and 14 used in document – see "Adult" below)**

"Renter"- shall mean any tenant residing in an Owner's home pursuant to a valid rental or lease agreement executed by the Owner.

"Adult"-shall be considered any person eighteen (18) years of age or older. "Minor" -shall be considered any person seventeen
17. years of age or younger.

SECURITY BAR CODE SCHEDULE OF RATES, FEES, AND CHARGES

The rates, fees, and charges to be paid for patron security bar codes shall be \$15.00 per bar code. **[how much does it cost to purchase bar codes?] [Does the resident have to pay for replacement bar codes?]** This fee is intended to offset the price of the bar codes; (need to get actual cost of bar codes) the routine operations and maintenance of the security systems and gates, and the time and labor of District staff. Patrons are encouraged to obtain bar codes for all registered vehicles.

The following is a brief summary of Cory Lakes District rules pertaining to the suspension of Bar Code Privileges:

Any patron that hits the barcode gate will be assessed the cost of repair.(CM)

(CM)

(CM)

(CM)

- 5. For purposes of barcode gate repairs, the "cost of repair" consists of, but is not limited to, service calls, emergency service call fees, parts, labor and administrative costs.

ANNUAL USER FEE STRUCTURE

The annual user fee for persons not owning or renting property within the District is equal to the amount of the annual CDD operation and maintenance assessment per family, which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budget for Cory Lakes Community Development District. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased at any time by action of the Board of Supervisors to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial or business purposes. **This privilege can be terminated or altered by the CDD Board if any rules/policies are violated (JC)**

FACILITY ACCESS

Facility Access will be issued to all patrons; which includes all children fourteen (14) years of age and older. **[(CM asks if we can we raise this age to 16 years of age?)]** There is a \$10.00 charge to reissue access **[why(CM asked for clarification – would you have this need to reissue access?)]** be done in cases of suspension? **If itthere is because their finger print no longer works**a fault in system, should **they**residents still have to pay? **]?)**. All patrons will be required to execute an amenity facilities registration form prior to receiving their access. Proof of patron status (owner, renter or non-resident member) will be required for facility access.

GUEST POLICY

Guests must be accompanied by a Patron at all times when using any District Facility. Patron will be responsible for any damages caused by Guests while using facilities
.(CM asks if we want to limit the number of guests per patron based on facility?)[**Do we want to limit the number of guests per patron based on the facility?**]

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each Guest as a condition of invitation to the District Facilities premises assume sole responsibility for his or her property. The District and Its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises. No person shall remove from the District Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. District Facilities Patrons shall be liable for any property damage and/or personal injury at the District Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the District Facilities' premises, shall do so at his or her own risk, and shall hold the District Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for and indemnified against any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.

Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representatives, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron. Should any party bound by these Policies bring suit against the District, the Board of Supervisors, staff, agents or employees of the District, any District Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the District Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

INDEMNIFICATION

Each organization, group or individual reserving the use of a District Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the District Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of Amenity Facilities agrees to indemnify and hold harmless the District and the District management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the District lands, premises and/or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agent, employees and officers shall not be liable for, and the Patron user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

SUSPENSION AND TERMINATION OF ADULT PRIVILEGES

1. Privileges at any of the District Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
 - a. Submits false information on the application for access.
 - a. Permits unauthorized use of any access.
 - b. Exhibits unsatisfactory behavior or appearance. [(CM suggests elaboration on "appearance? Too vague)"]?
 - b. Fails to abide by the Rules and Policies established for the use of facilities.
 - c. Treats the personnel, employees, and/or **[security staff]** Security Staff of the CDD in an unreasonable or abusive manner. Examples include, but are not limited to, the use of profanity, verbal, and physical assault.
 - d. Engages in conduct that is improper or likely to endanger the welfare, safety, or reputation of the facility, staff **[or other patrons, and/or their other residents/guests].**

[Intentionally damages

- c. District intentionally violates any District rule, regulation, and/or policy.
- d. Damages and/or steals district property. **[Steals district property.]**
- e. **[Persistent complaints from other residents regarding their behavior]**
- f. **[Disruptive behavior on the part of the patron or their guests including playing loud music, yelling, threatening other patrons or guests, making loud noise with car, driving cars on district property, etc]**
- g. **[Dogs on the hockey rink. Roller blades on tennis court or basketball court.]**
- h. **[Use of the facilities excessively and not allowing other residents access to the facility.]**

2. /Security Staff **[and security staff]** may at any time remove or deny access to any Patron from any or all District Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's facilities from damage.

3. The District shall follow the process below in regard to Suspension or Termination of an Adult Patron's privileges:

- a. *First Offense*- A First Offense Violation will result in written notice and explanation of the violation being given to Patron and a copy of such notice **[will be]** being filed in the District Manager's Office.
- b. *Second Offense* - A Second Offense Violation will result in an automatic suspension of all amenity facility privileges for thirty (30) days. Written notice and explanation will be given to Patron, and a copy of such notice will be filed in the District Manager Office.
- c. *Third Offense* - A Third Offense Violation will result in a suspension of all District Facility privileges until the next Board of Supervisors' Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of Patron's privileges for one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Patron as to the Board of Supervisors' decision.

4. If at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all District Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.

5. Utilizing any of the District Facilities during the suspension period will be considered trespassing, and law enforcement will be contacted. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person 's access will result in the suspension of that Patron's privileges for a period of fifteen (15) days.

6. Suspension Effective Date:

- a. The Effective Date for District Facility privilege suspension will be from the date of the written notice of suspension.
- b. Weekdays (Monday- Friday) and Weekends (Saturday -Sunday) will be calculated toward the total number of suspension days.
- c. The Effective Date for the District Facility privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

7. Appeal Process -Adult Patrons

- a. Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
- b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District Meeting's agenda.
- c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.

- d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
- e. Any person appealing will be governed by the following procedures:
 1. Appellant must be physically present or represented by counsel at the meeting in which the appeal will be heard by the Board of Supervisors.
 2. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
 3. Appellant's argument and basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
 4. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
 5. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
 6. Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
 7. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
 8. District action(s) will be resolved by way of successful Board motion.
 9. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

SUSPENSION AND TERMINATION OF MINOR PRIVILEGES

1. At the discretion of District Facilities Staff and/or the Board of Supervisors, Minors (*children under the age of eighteen (18)*) and/or their guests who violate the rules and policies may result in the expulsion of all from all District Facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child/children, the prohibited act committed and the date. This report will be kept on file at the Facility Manager's Office. **[what if their guests violate rules and regs?]**
2. Any Minor/Guest who is expelled from the District Facilities three (3) times in a one-year period, shall have their District Facilities privileges suspended for one (1) calendar year from the date of the third offense. **[what if their guests are expelled?]**
3. Notwithstanding the foregoing, at any time a Minor/Guest is arrested for an act committed, or allegedly committed, while at any District Facility, that Minor/Guest shall have all District Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Minor's/Guest's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to the known minor's guardian(s) as to the Board of Supervisors decision.
4. Utilizing the District Facilities during the suspension period will be considered trespassing and law enforcement will be contacted. Furthermore, attendance as a Guest will also be prohibited during such time. Attempts made to gain access to the District Facilities using another person's access will result in the suspension of that Patron's privileges for a period of fifteen (15) days.

5. Suspension Effective Date

- a. The Effective Date for District Facility privilege suspension will be from the date of the written notice of suspension.
- b. Weekdays (Monday - Friday) and Weekends (Saturday - Sundays) will be calculated toward the total number of suspension days.
- c. The Effective Date for the District Facility privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

6. Appeal Process - Minor Patrons

- a. Any Minor or guardian has the right to dispute and request an appeal to the District's Board of Supervisors.

- b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
- c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
- d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting, or such appeal will be heard at the next subsequent scheduled District meeting.
- e. Any Minor appealing will be governed by the following procedures:
 - 1. Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at a meeting in which the appeal will be heard by the Board of Supervisors.
 - 2. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
 - 3. Appellant's argument and basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
 - 4. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
 - 5. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
 - 6. Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
 - 7. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
 - 8. District action(s) will be resolved by way of successful Board motion.
 - 9. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

BEGIN HERE

GENERAL FACILITY PROVISIONS

Cory Lakes' common areas and District Facilities are for the exclusive use of Cory Lake Isles Patrons and their guests. The cost to maintain the common areas and District Facilities and to replace equipment, furnishings and fixtures is charged to the owners on an equal basis as part of the annual assessment. However, when District property is damaged (by accident or intentionally) the District Facility Manager will make every effort to determine the person(s) that caused the damage. The patron is responsible to reimburse the District for all damages caused by the patron or his/her guest(s).

The common areas and District Facilities are available for use for activities organized by the CDD, POA, and for gatherings by individual Patrons and his/her guests. Patrons with outstanding assessment debt will not be permitted to use the facilities until the assessment has been paid in full. **[[[[[How do we confirm this?that someone has paid their assessments? Is there a list? Should we add this to reasons for suspension of your use of the facilities?]]]]**

The following is a summary of Cory Lake rules pertaining to the use of all community district facilities and playgrounds:

- 1. Community playgrounds, waterways, boating amenities and all other recreational facilities are open to Cory Lake Patrons and a limited number of their accompanied guests.
- 1) Community playground, park facilities, Cricket pitch, soccer field and beach area are open daily from sunrise to sunset, except for activitiespre- approved by the CDD..

2. Lighted outdoor sports facilities (tennis, basketball, hockey rink, **volley ball court**) will remain open for use until 10:00 p.m. All sports facilities must be vacated by 10 p.m. All facility lighting will be turned off no later than 10:30 p.m.
3. Except activities pre-approved by the CDD, for pre-approved activities, any loitering or parking at the community playground, beach club, beach area, or sports facilities outside of posted operating hours is strictly prohibited. {{{WE NEED TO POST HOURS AT THE SOCCER AND CRICKET FIELDS????}}}}
- 2) All motorized vehicles (such as cars, trucks, motorcycles, mopeds, go carts, remote control vehicles, scooters) are not to be operated at park facilities except on streets, parking lots, and other posted areas. . All motorized vehicles are to comply with the POA covenants. No remote control vehicles or toys can be operated in the parking lots or on CDD property.
- 3) Micromobility devices, **motorized scooters**, and miniature motorcycles are not allowed on CLI property, the streets or roads at any time.
- 4) **There can be no inflatables such as water slides or bounce houses on any CDD property other than those events sponsored by the CDD—NO EXCEPTIONS.**
- 4.
- 5) Bicycles, skateboards, roller-skates, and rollerblades are not to be utilized on the tennis, or basketball courts at any time.
- 5.
- 6) **Bicycles and any other wheeled device with the exception of roller-skates and rollerblades may not be used on the hockey rink.** Destruction, removal or defacing of park equipment, plants, (including driving on the grass) ,), structures, CDD Property or surrounding wildlife areas is strictly prohibited. Any person found or seen causing destruction to the facilities will be suspended from the use of facility and compensatory reimbursement costs will be levied They may also be subject to a fine for violation of the POA covenants.
- 7) **No person shall feed, pursue, molest, harm, harass, capture, possess or sell any wildlife or part therefor or their nests or eggs. Violators will be reported to the Florida Fish and Wildlife Conservation Officer for legal action.**
- 8) **Nuisance alligators should be reported to the CDD Facility Manager. The CDD Facility Manager will contact the alligator trapper for removal as deemed appropriate. Nuisance wildlife, as defined in Florida Administrative Code (F.A.C.) 68A-9.010, refers to an animal or animals exhibiting behavior that: 1) causes (or is about to cause) property damage, 2) presents a threat to public safety, or 3) causes an annoyance within, under or upon a building.**
6. **Anyone found to litter CDD property will be subject to suspension and termination of their CDD privileges and/or a fine imposed by the POA for violation of the covenants.** Smoking is not permitted anywhere in the District Facilities. Smoking while within the children's playground or pocket parks area is strictly prohibited. Smoking at the beach area is also prohibited, including all pavilions and picnic table areas.
7. No person shall possess or consume alcohol on CDD property. including the sports facilities Any person suspected of being intoxicated or under the influence of drugs or alcohol while on CDD property shall be denied admission and/or be removed by law enforcement.
8. No person shall use threatening, abusive, insulting, or indecent language, nor behave in a boisterous or disorderly manner while on district property If the person is found to be a non-resident, they will be asked to leave the property immediately. The Patron is responsible for the actions of their guests at all times.
9. No person shall create any noise at excessive levels or use amplified sound or music without prior written permission from the CDD Board or its designated committee while on district property.
10. All trash and waste must be deposited in receptacles. Food and perishable items are not to be left in common areas or in the community lake.
11. No fireworks of any kind are allowed on CDD property.
- 9) Except for licensed individuals, the use of firearms, or other projectiles of any kind shall be strictly prohibited on CDD property.
- 10) All individuals using District Facilities assume personal responsibility and risk. Patrons are personally responsible for their party and agree to pay for any damage caused by their use or their guest's use of the facilities.
12. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Policies, when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
13. Patrons must have Facility Access (i.e. **finger print access**) upon entering the amenities.

14. Children under fourteen (14) years of age must be accompanied by a parent or adult Patron aged eighteen (18) **when using CDD facilities.** Or older. ~~{}{}{}{} years or {}{}{}{where? In the beach club? On the tennis court? While riding their bike?}}}~~
15. All hours of operation of District Facilities will be established and published by the District. The Beach Club Facilities will be closed on the following holidays: Easter, Thanksgiving Day, ~~Memorial Day, July 4th~~, Christmas Day and New Year's Day. The Beach Club Facilities may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.
16. Dogs and all other pets (with the exception of Service Animals) are not permitted in the Beach Club, pool area, weight room, Courts, (tennis, basketball, volley ball or hockey) or within the playground areas. Where pets are permitted on the grounds, they must be leashed ~~10'-6'~~ 6' or shorter. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.
17. **No dogs deemed "dangerous dogs" by the appropriate authority are allowed on CDD property at any time.** Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, sidewalks, or in any way which blocks the normal flow of traffic.
18. Alcoholic beverages shall not be served or sold, nor permitted to be consumed on Amenity Facilities premises **with the appropriate rental agreement in place during a Beach Club rental.** Alcoholic beverages may be served at District pre-approved special events.
19. Only District employees and staff are allowed in the service areas of the District Facilities.
20. District staff shall have full authority to enforce these policies.
21. Guests must be accompanied by a Patron at all times while using any of the Amenities.
22. Disregard for any District Facilities rules or policies by the Patron or their guest(s) may result in expulsion from the facility and/or loss of privileges in accordance with the procedures set forth herein.
23. Patrons and their guests shall treat all CDD staff members with courtesy and respect.
24. All motorized vehicles are prohibited on all landscaped property owned, maintained, and operated by the District, unless such vehicle is owned or contracted by the district.
25. Commercial advertisements shall not be posted or circulated in the District Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on District Facilities property unless approved in writing by the District Manager and/or the CDD Supervisors.
26. The District Facilities shall not be used for retail purposes without written permission from the District Board of Supervisors. The term "retail purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
27. **The district facilities cannot be used for fundraising events without permission from the CDD Supervisors in advance of the planned event.** District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, **number of guests**, facility reservations, etc., at all Amenity Facilities, except usage fees that have been established by the Board. District Staff also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc.
28. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespassers will be reported to the local authorities.
29. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any District Facility.
30. All patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the District Facilities and shall ensure that any minor for whom they are responsible also complies with the same. The Patrons are responsible for ensuring that their guests also comply with all federal, state and local laws, ordinances as well as these Rules and Policies. The Patrons are responsible for the actions of their guests and as such, the Patron may have their privileges suspended or terminated due to the actions of their guest.
31. Various areas of all District Facilities are under twenty-four (24) hour surveillance.

ENFORCEMENT

District staff are responsible for enforcing these rules.

Residents are encouraged to notify community security at (813) 986-0030 to report violations of community rules, and Policies or illegal activities

Any perceived or observed illegal activity **should** will be referred to the appropriate law enforcement authorities.

should reported immediately by the Patron that observed the activity. The CDD staff and security can not report illegal activity unless they observed the activity. Patrons are encouraged to photograph or take a video or audio recording as evidence of any illegal activity. Appropriate action will be taken by the CDD staff up to and including suspension and termination of privileges. The Patron may also be subject to the imposition of fines by the POA for violation of the covenants as illegal actions are also deemed a violation of the Cory Lake Isles covenants.

Any person who violates CDD Rule and Policies is subject to the disciplinary process as described in these Rules and Policies and/or the issuance of a fine by the POA for violation of the covenants.

GENERAL DISTRICT FACILITY USAGE POLICY

The Amenity Facilities are common assets of the District and open to all patrons for **exclusive or** non-exclusive use.

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities.

Violation of the District's Policies, **theft of District equipment**, and/or misuse or destruction of amenity Facility equipment may result in suspension or termination of Amenity Facility privileges **of** the offending patron. **If the violation was done by a guest, the Patron will be held accountable for their actions as though done by the Patron.** The District may pursue further legal action and restitution **regarding the** regards to **regarding the** destruction of Amenity Facility property or equipment.

1. **Hours**-The Amenity Facilities are available for use by patrons during normal operating hours to as posted by the District.
2. **Emergencies**- After contacting 911 if required; all emergencies and injuries must **also** be reported to the office of the Facilities Manager (813) 986-1031 or the Morris Bridge gatehouse at (813) 986-0030.

Persons using the Amenity Facilities do so at their own risk.

BEACH CLUB FACILITY RENTAL POLICIES

Only Patrons 21 years and **older Patrons** may reserve and rent the Beach Club for private events.

The facility is available for private rental, and reservations may not be made more than six (6) months prior to the event.

Patrons interested in renting should contact the CDD main office regarding the anticipated date and time of the event to determine availability. **Day/July/Day/New/Eve/Sunday/Only** Patrons may rent any CDD facility and the Patron must remain at the facility the entire time during the rental.

The Patron is responsible for any damage, theft of District Property that occurs during the time of the rental regardless of who did the damage or theft.

The Beach Club is **closed and is** not available for rent on the following Federal Holidays and is therefore not available for rent: New Years Day, Martin Luther **King** Kind Jr Day, Memorial Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving and the day after Thanksgiving and Christmas Day.

The Pool and pool deck area of the facilities are not available for private rental and shall remain open to other patrons and their guests during normal operating hours. The patron renting the Beach Club shall be responsible for any and all damage and expenses arising from the event.

- 1) **Reservations:** to rent Beach Club 2-6 hours
 - (a) **The Beach Club can be rented for exclusive for 2-hours from 9am to 9pm 7 days a week.**
 - (b) **The Beach Club is available for rent for up to 6-hours from 9am to 11pm 7 days a week. The Beach Club is available for rent for up to 6-hours from 9am to 11pm 7 days a week. The Beach Club can not be rented for more than 6 hours unless approved by the CDD.**
 - (c) **Rental fees are determined by the CDD**
 - (d) **The rental time includes set up and break down. No extra time is allowed prior to the event to set up or after the event to put the Beach Club back in order and clean it.**
 - (e) **Only Patrons over 21 can sign a rental agreement.**
 - (f) **A valid Certificate of Insurance for all vendors MUST be provide to the CDD office no less than 7 days prior to the scheduled event. Failure to provide the COI will result in the vendor being turned away at the event.**

1. Patrons interested in reserving the Beach Club must submit to the CDD Main Office a completed Rental Agreement . . The event date and time will not be confirmed until all fees associated with the rental **are** ~~are~~ **paid**—paid to the CDD Main Office. .

All checks and money orders are to be made payable to **CORY LAKE CDD**. Cash is not accepted. The Cory Lakes CDD Office Administrator and/or Facilities Manager, at their sole discretion, has the authority to deny a rental request. Denial of a request may be appealed to the District’s Board of Supervisors at the next available board meeting. Reservation for charity events

- 2) must be made at least thirty (30) days in advance of the event and are contingent on approval by the Board of Supervisors of the District. **[WHAT ARE CHARITY EVENTS?]**

2. **Cancellation Policy:** Cancellation of the reservation less than thirty (30) days from Facility use date will result in a forfeiture of one half (1/2) of the rental fee. **The CDD Supervisors may at their discretion suspend the forfeiture of the rental fee when an event is cancelled due to unforeseen circumstances.**

4. **Available Facilities and Capacity:** The Beach Club is available for private rental not to exceed 100 people. ~~9- am to 11pm~~ **Entertainment must end and guests are to depart by 10pm to allow for clean-up time.**

Staffing: One (1) staff person is required to work during the six (6) hour facility usage. Should the Patron choose to serve alcohol **at the event**, at the event, an additional staff person is required. The fee for the second staff person is one hundred-dollar (\$100).).

- 3) **Deposit:** To receive a refund of the deposit, the following **MUST** be completed.

- a. The **Patron** that signed the rental agreement must be present for the entire duration of the rental.
- b. All trash and garbage must be removed from the building and placed inside the dumpster situated near the basketball court across the street from the clubhouse.

- c. All displays, favors or remnants of the event must be removed.
- d. All of the furniture and other items must be returned to their original position.
- e. There must be no damage to the Beach Club and its property.
- f. Six (6) hour usage must not be violated. If the event exceeds the scheduled time limit by more than one half (1/2) hour, the entire deposit, at the discretion of the Board, will be forfeited to cover the additional staff time. The six-hour usage INCLUDES POST CLEAN-UP.
- g. Attendant must verify that above conditions have been met.
 - a. All food and beverage, disposable, serving utensils, tray, rented tables, chair, décor and equipment brought to the Beach Club must be removed as soon a practical. Arrangement for the delivery and removal of rented equipment and supplies must no interfere with usage of the Beach Club for other events.

4) Renter will incur a fine for violation of capacity (i.e. more than 100 guests) **Consumption of alcohol:**

- a. A. no one under 21 years of age may consume alcohol during a Beach Club rental.
- b. If 50% of the guests are under 21 at least 2 (two) responsible adults must be present during the entire event.
- c. The Patron Renter will lose their deposit if alcohol is consumed by anyone under 21 years of age at the event.

5) **Serving Food at Private Events:**

- a. The Cory Lakes Community Development District is not responsible or liable for any issues, injuries, reactions, illnesses, or death caused by food brought by residents, vendors, organizations, or third parties for events held on the CDD's property.
- b. In consideration of being permitted to participate in any event on the CDD's property where food (perishable or otherwise) is prepared, handled, transported, or stored, the Renter agrees to assume all risk of issues, injuries, reactions, illness, or death resulting from consumption of food items.

- 6) Great care must be taken by the Patron to ensure that the Beach Club is not **damaged** damages or defaced in any way. At no time is tape or anything adhesive to be placed on the walls or furniture. No nails, tacks or pins may be placed in the walls or furniture. **No confetti may be used at any time.** If the Patron Renter is found to be in violation of this rule, they will lose their deposit. Only table top decorations are allowed in the Beach Club.

- 7) Real candles are NEVER allowed. No fires or lighting of matches is allowed. Battery operated candles are allowed.

6. General Policies:

- a. Facility and room maximum capacity limits must be observed at all times and will be strictly enforced. District staff reserves the right to take all necessary actions to comply with this requirement. Examples of these actions are, but not limited to:
 - Event Cancellation and Closure
 - Access Restrictions
 - Parking Enforcement and Towing

The Patron **Renter Renter** will be responsible for any and all monetary citation and fines that may be received by the District for such a violation.

- b. All doors must remain closed at all times, except when patrons and guests are entering or exiting the building.
- b. The volume of live or recorded music must not violate applicable city of Tampa Noise Ordinances. Anyone standing in the driveway at the end of the canopy entrance should not be able to hear the music or other noise from the event.
- b. Usage fees and deposit fees may be adjusted at the discretion of the Board of Supervisors.

Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the Board of Supervisors. The District is to be names on these policies as an additional insured party.

Is this events such as CDD sponsored events such as Holiday party serving alcohol?

POOL PARTY RESERVATION POLICIES

1. clubeachclub@corylakescdd.net. You may cancel and receive a refund of your fee up to a 3-day cancelation notice.
2. Pool parties can only be scheduled to be held during regular pool hours. Under no circumstances can a pool party be held after the regular pool hours.
3. The use of the pool for a party is non-exclusive. The pool is open to the community and will remain open to residents/guests during the event.

1. Pool Party rental fee is one hundred dollars (\$100) for up to a 4-hour rental, this includes set up and clean-up of the area. The Patron is also required to pay a deposit. Rental of the facility is not confirmed until the rental fee and deposit are received.

1. – are we still reserving the pool area? I thought this was no longer an option?

2. It is the responsibility of the resident to ensure that participating pool guests adhere to all pool and **water** slide rules.
3. The Patron is responsible to ensure that all guests adhere to the Pool Rules and Policies. their Any violation of the rules **can** canresult in the loss of the security deposit.
4. The designated area to be reserved, consists of the 4 tables under the roof overhang only, **Redundant stated in first sentence**
5. A valid certificate of Insurance (COI) must be on file for any hired vendor (caterer, entertainer, etc.) with the CDD office naming Cory Lake CDD additional **insured**insured and Cory Lakes CDD as certificate holder.
6. ABSOLUTELY no bounce house on ANY CDD property—NO EXCEPTIONS. Hmmm we have them at the Fall and Spring Festivals
7. Functions may be **canceled** due to bad weather or pool malfunctions. The pool staff will give as much **advance**- notice as possible.
8. No food is to brought into the pool area. Food may be served on the beach. Only drinks in plastic containers with lids may be served within the confines of the pool area.
9. Food and non-alcoholic beverages may be brought onto the beach. The renter may set up tables, decorations and tents on the beach for the event. **There is absolutely no food, no smoking, NO alcohol or glassware or glass containers allowed inside the pool area!** This includes serving dishes, cupcake or cake stands, dips in glass jars (i.e., salsa). **THE PARTY WILL BE SHUT DOWN AND guests ESCORTED OFF PREMISES if ANY ALCOHOL consumption is OBSERVED.** Alcohol may not be consumed on any CDD property outside of the reserved space.
10. All pool activity is monitored with video cameras.
11. It is the responsibility of the resident to **clean the area** and empty ALL trash cans and dispose of in the dumpster near the basketball court.— what dumpster. If trash is not removed and area not cleaned, security deposit will be forfeited.
12. There is a maximum of 40 **10 guests** allowed (residents and guests) per party.
13. All children **under age 18 MUST BE SUPERVISED.**
14. Table top decorations only **in the pool area.** (NO BALLOONS, CONFETTI OR SIGNS TAPED TO WALL/CANVAS PICTURE).
4. **If there are any complaints from the other Patrons at the pool or those living in the area about excessive noise due to the party, your deposit may be forfeited.**
5. **No Barbeque grilling or balloons or fires are allowed.**
6. **We require the following number of adult chaperones be present at all times during children's parties:**

- a. Children between age 0 and 13 - 1 adult for every 4 children
- b. Children between ages 14 to 18 - 1 adult for every 6 children

Pool Party Security Deposit: \$100.00 (fully refundable upon approval from facilities manager)

Any Pool Party must be booked at least 24 hours prior to the event. Please contact the Office at 813-986-1031 or clubeachclub@corylakescdd.net. Cancellation policy requires a 3-day notice of cancellation to receive a full refund.

7. The security deposit is fully refundable upon approval if the pool and picnic area is returned to the same condition as it was found prior to the event

- 15. A certified lifeguard must be hired by the rentor and be on guard during the entire time of party to ensure the safety of the guests. If a lifeguard is not provided by the renter, the renter will be asked to leave the pool and the party is immediately cancelled.
- 16. There can be no music.

25 All guests must adhere to all CDD rules of the swimming pool and water slide.

26 The resident booking the party is responsible for any violations of the rules by their guests and the reimbursement of damages or the consequences of breaking the rules by their guests.

27 All trash from the party must be removed at the end of the party. The beach and pool area must be returned to its' original state.

GENERAL RULES FOR SWIMMING POOL AND WATER SLIDE

****NO LIFEGUARD ON DUTY-SWIM AT YOUR OWN RISK****

Pool Hours:

1) January through December Opens at Dawn Closes at Dusk As a resident you agree to abide by all rules and regulations as set by the district:

(a) You acknowledge that this agreement may be terminated by the District without notice if the you violates the rules and regulations.

(b)

(a) Failure to follow any of the rules by a Patron or his guest can result in the loss of the Patron's pool access for up to one (1) month at the discretion of the CDD Facility Manager.

(b) It is the responsibility of the Patron to reimburse the CDD for any damages, losses or thefts caused by the Patron or their guest.

(c) All Patrons and guests must be prepared to provide identification when requested by CDD staff or security guard . Any resistance to comply or negative confrontation with CDD staff or the security guard will result in immediate removal of all involved and barred from the pool for up to one year! Any person found to be swimming in the pool or within the pool area after the pool is closed, may be suspended from using the facilities and may be subject to trespassing charges.

- 1. The district may change the pool hours of operation without notice.
- 2. The Patron is responsible for any damages, losses or theft caused by his use or that of his family or guests.
- 3. This facility is equipped with video cameras for security and safety purposes.
- 4. All Patrons must use their assigned facility access issued to them upon entering the pool area.
- 2) A resident over age 18 may bring no more than 2 guests (or 4 guests per household) per day.

- 3) All residents must use the "Court Reserve" system to receive a one time access code to gain access to the pool. All guests must be listed on the "Court reserve" app or the guests will be asked to leave the pool.
5. Children under fourteen (14) years of age must be accompanied by a Parent **patron** or Adult Patron at all times for usage of the pool facility.
- 4) **No loud music. Radios, tape players, CD players, MP3 players, televisions or are only permitted** or any noise making device including cell phones **with headphones.**
- 5) **There is no lifeguard; swim at your own risk. Swimming is permitted only during designated hours, as posted at the pool and on the CDD website. their** their. **Swimming after dusk is prohibited by the Florida Department of Health**
6. **No food, drugs, chewing gum, alcohol, glass containers, sharp or hazardous objects are not permitted in the pool area. No sports equipment is allowed in the pool area: This includes soccer balls, foot balls, nerf balls, tennis balls, etc. All food can be consumed on the beach in the picnic area.**
7. Alcoholic beverages are not permitted in the pool area, except for District authorized events.
8. **No** cursing, abusive or harassing language of any kind, **no** jumping, pushing, running, **throwing balls or other objects in the air or other horseplay** is allowed in the pool ~~in the enclosed pool or~~.

14 Children who are not potty trained must wear a reusable swim diaper made of polyester or

nylon. Throw away or one time use swim diapers are not allowed unless covered by a reusable swim

- 6) diaper. Regular diapers are not allowed in the pool. Violation of the swim diaper policy may result in suspension of pool privileges as set forth in Article III of the Declaration. **swimsuit**
- 7) No diapers.
9. Diving is strictly prohibited. No jumping or pushing others into the pool. No horseplay.
10. **Any person swimming or within the pool enclosure after posted swimming hours will be suspended from using the facility for a period of 30 days.**
11. **one** Anyone who pollutes the pool is liable for any costs incurred in treating and reopening of the pool.
12. Pool entrances must be kept clear at all times.
13. No swinging or climbing on ladders, fences, or railings is allowed.
14. Pool furniture and accessories should not to be removed from the pool area.
15. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
16. Pets, (with the exception of service animals) are not permitted in the pool area. Bicycles, skateboards, roller blades, and scooters are not permitted to be used, **stored** or operated on the pool deck area inside the pool gates at any time.
17. **Floating devices including beach balls, tubes and mattresses are not allowed. No balls of any kind or objects may be brought into the pool. Toys and other aquatic equipment are prohibited in the pool. Exceptions to the above are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events previously approved by the CDD. Amenity Management Staff has the final say regarding the use of all recreational floatation devices at all pools.** The District Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc. conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Property **Owners' Association** Sponsored Events. Only those swim coaches authorized by the CDD may teach private or group lessons at the pool.
18. |

8) Patrons, and guests are not allowed to jump the fence to gain access to the pool. **Patrons, and guests are not allowed to jump the fence to gain access to the pool. Anyone found to jump the fence will be suspended from use of the pool for the remainder of the day and may be reported for trespassing to TPD. Repeat violators may lose their privilege to use the pool for up to one month**

19. One person at a time may go down the slide.

20. ABSOLUTELY NO STOPPING ON THE SLIDE

21. NO RUNNING ON THE SLIDE DECK OR RAMP.

22. CLIMBING ON ROCKS IS NOT PERMITTED.

The lift is for use only - use by others Residents and guests must wear proper swimming attire. Street apparel is not considered proper swimming attire. All swimming suits must cover breasts, genitalia, and buttocks sufficiently to conceal the same from public view. Thong swimming suits or "g-strings" are not permitted. Swimming suits that are not thong or g-string may not be worn in such a manner that makes them appear to be a thong or g-string swimming suit. CDD staff or security may ask any person who is not in compliance with this rule to change their clothing or leave the pool area.

23. ~~Thong swimwear is not allowed. No Brazilian Bikinis.~~

24. Continued violations of the pool rules and regulations will result in the permanent expulsion from the pool.

9) NO Suntan OIL- Suntan lotion is acceptable.

10) Shower before entering the pool.

11) All walkways around the perimeter of the pool must be kept clear at all times.

12) Report any unsafe or hazardous condition or situation immediately to the CDD Staff.

13) **No Lifeguard is on duty. WATCH CHILDREN AT ALL TIMES!** Do not take your eyes off your child when they are in the pool or near the water. It takes on a few minutes for a child to drown!

14) The pool area is under 24-hour video surveillance.

15) **44-A Patron must be present with their guests at all times.** Use of the pool by non-residents (or any guests in excess to those allowed per resident) will result in the Tampa Police Department being called and the persons will be charged with trespassing.
45-The resident must accompany their guests at all time that their guests are on CDD property. Unaccompanied "guests" can be reported for trespassing if found on any CDD property.

16) No more than two (2) non-household guests are allowed per Patron ~~{{this is listed above}}~~

17) **46-All swimmers MUST leave the pool anytime rain is falling or** thunder is heard. They cannot go back into the pool for at least 30 minutes after the last clap of thunder is heard.

18) Failure to follow the directions given by the CDD Pool Attendant or CDD Staff can result in 30-day loss of access to the pool.

19) No yelling, screaming, loud noises, cursing or any activity or action that is a nuisance to other swimmers.

20) No firearms or weapons allowed.

21) Group games are not allowed if others are in the pool.

22) No drugs or alcohol allowed. **Anyone that remains**

23) No running in the pool or picnic area.

24) Food can only be consumed at the picnic area under the awning. Food cannot be located or consumed pool side or in the pool.

25) No inappropriate public displays of affection.

26) No jumping off the bridge or leaning over the bridge. No throwing of anything off the bridge.

27) **Digital access to the pool enclosure is for members only.** Do not hold the gate open to allow non Patrons or someone that is not your personal guest to enter the pool area. Do not use the "EXIT" button to allow non-Patron to enter. The gate to the fenced in pool area is for security purposes and is not to be left open or propped open at any time, for any reason.

28) Violation of these rules may also hold the Patron open the imposition of a fine from the POA for violation of the CLI covenants.

29) **Help keep the pool area clean and attractive:**

(a) Return all chairs and tables to their original position

(b) Remove all refuse and place in garbage

30) Take personal belongings with you. The CDD is not responsible for their disappearance or loss. **charged with trespassing.**

- 31) Failure to follow the directions given by the CDD Pool Attendant, security guard or CDD Staff can result in 30-day loss of access to the pool.
- 32) No yelling, screaming, loud noises, cursing or any activity or action that is a nuisance to other swimmers or homeowners in the area
- 33) No firearms or weapons allowed at any time in the pool or beach area.
- 34) Group games are not allowed if anyone else is in the pool.
- 35) ~~{{ duplicate}}~~
- 36) No running in the pool.
- 37)
- 38) No inappropriate public displays of affection.
- 39) No jumping off the bridge or leaning over the bridge. No throwing of anything off the bridge.
- 40) **Digital access via “court reserve” to the pool enclosure is for residents only.** Propping the gate open at any time or allowing non-residents (other than a personal guest) or guests in excess to the number that are allowed per family to enter the pool area may result in the loss of pool access for up to one month by the Patron

Violation of these rules may also hold the Patron open to 60 - Lap lanes are for lap swimming, as needed. Residents and guests may be required to share lanes with other lap swimmers. No one is to sit or hang on the lap lane divider ropes. Anyone found to be sitting on the ropes can be asked to leave the pool immediately.

61- ONE LONG WHISTLE BLAST MEANS THAT ALL PEOPLE MUST EXIT THE POOL.

62- Only those swim coaches authorized by the CDD may teach private or group lessons at the pool.

63-- A supervising parent, guardian or caregiver who is able to swim must remain within arm’s length of any child who cannot swim while the non-swimming child is in any pool. Children under the age of 12 must be supervised by a responsible adult Resident while using the pool.

WATER SLIDE PROCEDURES: why are we saying this again, we just said it above - maybe remove from above or consolidate Anyone using the slide must be at least 42" tall when standing barefoot and be able to swim

without the assistance of swim aids or safety devices. Only one person is allowed on the slide at a time. Parents may not slide with children. Any person waiting to use the slide must wait at the top of the slide.

If more than 2 people go down the slide at the same time they will be asked to leave the pool and cannot return for the rest of the day.

NOTE TO LARRY--- The following 2 paragraphs was in error. It was never included in the original rules. I can't delete it!

- Failure to follow the water slide rules by the Patron or their guests can result in loss of the Patrons pool access for up to one month as determined by the Facility Manager.

1. Patrons and Guests use the slide at your own risk.
2. One person at a time may go down the slide Failure to abide by this policy will result in expulsion from the pool for the day.

- 41) For Safety reasons, pregnant women and persons with health condition or back problems should not use the water slide.
- 42) Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.
- 43) All patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.
- 44) Patrons and/or guests that are found to block the water slide and cause a buildup of water will be asked to leave immediately.
- 45) Failure to follow slide procedures will result in loss of patron's slide privileges for one (1) day, no exceptions.

, one person at a time.

- Patrons and Guests use the slide at your own risk.
 - Patrons and/or guests that are found to block the water slide and cause a buildup of water will be asked to leave immediately.
4. Should subsequent attempts be made to utilize the slide during suspension of such privilege, patron will be suspended from the facility for a period of one (1) day.

FECES POLICY FOR SWIMMING POOL

1. If contamination occurs, the pool will be closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.
2. Parents should take their children to the restroom before entering the pool.
3. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper. this is also item 12 above

Why is this document repetitive?

- 1.

ADA CHAIR LIFT USAGE POLICY Also item 32 above

1. ADA chair lifts are for use by disabled Patrons and disabled Guests only. Users should consult with their physician to determine if water activities are appropriate for users.
 2. Chair lifts are designed for self-use. District Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
 3. Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period up to one month,- no exceptions.
1. **Non Aquatic**

NOTE TO LARRY--- Please do a final check on the document to be consistent in what we call this document.... Is it Rules and Regulations or Rules and Policies?

We also need to do a final check and ensure that we are consistent in call the people that live here residents? Patrons? We just need to be consistent.

BEGIN HERE PAGE 17

FITNESS CENTER POLICIES

The Fitness Centers are unattended facilities. It is open 24 hours per day. The hours may be subject to change at the direction of the CDD. Persons using the facilities do so at their own risk. Staff is not present to provide personal training or exercise consultation. Persons interested in using the Fitness Centers are encouraged to consult with a physician before commencing a fitness program.

1. Eligible Users: No one under the age of fourteen (14) is allowed in the Fitness Center at any time. Patrons fourteen (14) and fifteen (15) years of age are permitted to use the Fitness Centers if accompanied by an Adult Patron with a valid access. Patrons sixteen (16) years of age and older are permitted to use the Fitness Center.

2. Guest Policy: No Guests are allowed in the Fitness Centers at any time. Patrons may bring a preapproved personal trainer to the Fitness Centers for personal

training sessions only. See the CDD policy regarding Instructor Use of District Property.

3. Food and Beverage: Food (including chewing gum), alcohol, smokeless tobacco, drugs and smoking (including vaping) is not permitted within the Fitness Center. Water is permitted in the Fitness Centers if contained in non-breakable containers with a screw top or sealed lids.

4. Proper Attire: Appropriate clothing and athletic footwear (covering the entire foot) must always be worn in the Fitness Centers. Appropriate clothing includes t-shirts,

tank tops, athletic shorts (no jeans), and/or sweat suits (no swimsuits). No sandals are allowed.

5. General Policies:

a Everyone is responsible for wiping off fitness equipment after use.

B Use of personal trainers is not permitted in the Fitness Centers unless preapproved by the District.

C Hand chalk is not permitted to be used in the Fitness Centers.

D Personal audio devices (e.g. Radios, CD players, MP3 players, Bluetooth speakers, etc.) are not permitted unless they are personal units equipped with ear or headphones.

E Weights or other fitness equipment may not be removed from the Fitness Center.

f-When other Patrons are waiting, the use of cardiovascular equipment should be limited to thirty (30) minutes and breaks should be taken between multiple sets on weight equipment.

G- Weights must be returned to their proper location after use.

h-Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.

i- Any violation of these rules can result in loss of privilege to use the Fitness center as determined by the district staff or CDDj-Loud, profane or abusive language is prohibited.

k-Disregard to any fitness center rule will result in expulsion from the Fitness Center and/or loss of Fitness Center privileges.

l-All broken equipment should immediately be reported to the District Staff.

m-The District Staff reserves the right to discontinue any programs or activities due to concerns with safety and other conflicts with the operation of the Beach Club.

n-Each individual is responsible for removing the weight plates that he or she has used on the plate- loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.

o-Weight plates are not to be attached to weight stacks on the machines.

p-Benches and machines are not to be stepped on.

q-Dumbbells, weight plates, and barbells shall not be placed on the benches.

1. **6** All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all **Rules and** policies and rules of the District governing the Amenity Facilities. Disregard or violation of the District's **Rules and** policies, **abuse of the guest policy**, and rules and misuse or destruction of the Fitness Center equipment **by the Patron or their guest(s)** may result in the suspension or termination of usage privileges **by the Patron**. The District may pursue further legal action and restitution **for the** in regard to **destruction or vandalism** **of for replacement of** Amenity Facility property or equipment. **They may also have a fine imposed by the POA for violation of the Cory Lake Isles Covenants.**

1. Please note ~~The~~ Fitness Center is an unattended facility. Persons using the facility ~~are~~ represent that they are physically able to use the exercise equipment and do ~~using~~ so at their own risk. Staff ~~are~~ is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Center are advised to consult with a physician prior to commencing any exercise program.

2. All Patrons and guests must be prepared to provide identification when requested by CDD staff or security guard . Any resistance to comply or negative confrontation with CDD staff or the security guard will result in immediate removal of all involved and barred from the Fitness Center for up to one year!

we use Patrons, and persons - can we decide on one name for our resident/owners/renters and use it throughou.

3.

4. **Emergencies:** Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported (after medical attention has been provided) to the Facilities Manager at (813) 986-1031.

All eligible users must

5. everyone should sign at the consent form prior to being given access to the Fitness Center.
6. { this is duplicate of what is in the first paragraph } Eligible Users: Only Patrons and Guests - age fourteen (14) or older are allowed to use the Fitness Center. Members and their Guests must consent to the following:
 - a. Seventeen (17) years old or less must be accompanied by a parent/guardian- between the hours of 10:00p.m and 5:00 a.m. No exceptions.
 - b. Under Fourteen (14) years must have a consent form signed by parent/guardian prior to gym use and must be accompanied by a parent/guardian in the Fitness Center.
 - c. Fifteen (15) to Seventeen (17) years old must have a consent form signed by a parent/guardian prior to gym use.
 - d. Eighteen (18) years old and more must sign a consent form prior to gym use.

6. usage of the Fitness Center if accompanied by the Patron. House Guests are required to register with the Facilities Office for access to the gym without having to be accompanied by the Patron. these two sentences contradict each other

7.

8. {NO GUESTS}

9. Anytime a Patron not actively using the equipment in the Fitness Center, is to leave. There is to be no loitering in the gym at any time.

10.

11. {{DUPLICATE}}

12. ~~{DUPLICARTE}~~

13. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, tank tops, leotards, athletic shorts (no jeans), and/or sweat suits. No swimsuits are permitted. Flip flops or any type of sandal is not permitted.

14. Absolutely no sandals allowed while working out in the Fitness facility

a. If any equipment is removed by a resident or guest, CDD reserves the right to suspend use rights. another person anotheris Each individual is responsible for removing the weight plates that he or she has used on the plate- loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places. if we say this why do we need h-j

- h. Weight plates are not to be attached to weight stacks on the machines.
- h. Benches and machines are not to be stepped on.
- h. Dumbbells, weight plates, and barbells shall not be placed on the benches.
- a. and replace weights
- b.

activityfor /or

c. Audio or Video playback or streaming on smartphones or tablets are not permitted unless they are personal units equipped with headphones.

15. The user shall pay for any and all damages caused by his or her careless or improper use of the equipment or facilities.

16. The District uses several avenues in which to provide security to protect its assets, including but not limited to video surveillance.

17. **Digital access to the Fitness Center weight room is for residents only. Do not hold the door open to allow anyone into the Fitness Center. Do not use the "EXIT" button to allow anyone to enter. Allowing anyone to enter the Fitness Center may result in the loss of Fitness Center weight room access for up to one month by the Patron. The door to the Fitness Center is for security purposes and is not to be left open or propped open at any time, for any reason. The resident may receive access to the fitness center via the "court reserve" app.**

18.

Security Video Review:

- A. Footage will be reviewed based on any of the following:
 - 1. A complaint is made which requires video review for validation:
 - 2. An obvious issue being addressed required video review; and
 - 3. For purposes of testing and maintenance.
- B. Only the Facilities Manager, the installation company, District Chair and a person authorized by the District Board of Supervisors are authorized to view video tapes.
- C. Video must be reviewed by two Authorized individuals, as mentioned above, before accusing a gym user of any infraction.
- D. Any party accused of an infraction has the right to view relevant video footage.
- E. Video footage will not be distributed by the District to any publicly accessible location.

~~19~~ Infraction penalties up to and including:

- A. STEALING EQUIPMENT: Police notification and permanent revocation of rights to Fitness Center use.
- B. DAMAGING EQUIPMENT AND/OR PREMISES: Immediate and permanent revocation of rights to use Fitness Center.
- C. LETTING MINORS IN WITHOUT PARENT: After two warnings, Fitness Center access revoked for 90 days.
- D. NOT PUTTING WEIGHTS AWAY: After two warnings, Fitness Center access revoked for 30 days.

Below are my personal notes....

RULES FOR TENNIS COURTS

1. Tennis Courts are for use of CLI resident, dependents living with a member and their *guests only. *the member must accompany the guest/s to use the tennis court.
2. No prior reservation is required to use the tennis courts. They are available on a first come first served basis. Use of tennis court is limited to one hour when other players are waiting.
3. Gates must be closed at all times during play and upon leaving the courts.
4. Restrooms are available inside the clubhouse and gym.
5. Children twelve (12) years of age and younger must be accompanied by parents or adult guardian.
6. Tennis courts are the property of Cory Lake Isles and managed by the CDD. The CDD staff inside the Club House shall address any conflicts.
7. The tennis courts hours of use are dawn to 10:30PM.
8. No more than 4 players are permitted on any court.

- Smoking and intoxicants are strictly prohibited on the courts.

GENERAL RULES FOR USE OF THE FOLLOWING SPORTS FACILITIES: SOCCER FIELD, VOLLEY BALL COURT, TENNIS COURTS, PICKLEBALL COURT, BASKET BALL COURT, CRICKET PITCH AND HOCKEY RINK

1-The CLI sports facilities are for the use of CLI residents and their guests only. Residents must be in attendance at all time while their guest(s) are using the facilities. Usage of any of the sports facilities by non-residents, unless accompanied by a Resident, is strictly prohibited. Any non-resident on CDD property unaccompanied by a resident can be charged with trespassing. 2-The CLI Sports Facilities are unattended facilities and persons using them do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use.

3-The CLI resident is responsible for the actions of their guests and responsible for any damage done by their guests.

9. 4- Outside Trainers

- a. Only CDD approved instructors are allowed to use the courts and are only allowed while training residents of Cory Lake Isles.
- b. Training tennis players from outside of Cory Lake Isles is strictly prohibited.
- c. Trainer/s are required to use the original courts for instructional purposes. Court #1 in the original courts enclosure will be the primary training court. If more than one trainer is on the courts to give lessons at the same time and residents are not using court #2, a trainer can use that court. Trainer must vacate court #2 when a resident player is waiting.

All Residents and their Guests using the CLI Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of facility equipment may result in the suspension or termination of facility privileges. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment.

5-Persons using the facility do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use.

6-Beverages are permitted at the sports facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers, FOOD, gum, candy. Alcohol, drugs, smoking, vaping, cans, or disposable cups are permitted at any of the sports facilities. 7-Players must clean up after play. This includes "dead" balls, trash, Styrofoam cups, cans, wrappers, plastic bottles, etc. The sports facility must be ready for play by the next residents that follow. .

8-Any hazards or damage should be reported immediately to the club houses staff [place phone number here.] if After hours, leave a detailed voice message or contact the security guard.

9 There are no restrooms at the sports facilities. Residents and their guests may use the restrooms inside the clubhouse.

10-Children under age 16 must be accompanied by their resident parent anytime they are using the CLI Sports facilities available on a first come first served basis unless they are receiving lessons or playing a formal organized game supervised by an adult resident. 11-The sports facilities are the property of Cory Lake Isles and managed by the CDD. The CDD staff inside the Club House shall address any conflicts or/and all

complaints will be directed to them. Complaints or conflicts can also be addressed by the security guard. Contact the security guard by calling _____.

12- Safety is the primary concern to the CDD and its members. The CDD assumes no responsibility for any accidents or injury in connection with use of the courts or for any loss or damage to personal property.

13- The sports facilities with lights, are open from dawn to 10:00PM. Since the soccer field and cricket pitch do not have lights, they are closed at dusk.

14- Alcohol use and tobacco (including vaping) are strictly prohibited at the sports facilities. Intoxicated persons are prohibited from using the sports facilities at any time.

15- Use of radio, television, or similar devices permitted only when used with headphones.

16- Use of profane or abusive language is prohibited and may result in loss of privileges.

17- To ensure the safety and security of our residents, only CDD approved instructors are allowed to teach/ at all CLI sports facilities. Even if they are not charging a fee, they must be approved by the CDD. Refer to **“Instructor Use of District Property” in these Rules and Policies.**

2.18- Emergencies: In the case of any emergency call 911 immediately.

Subsequently, the resident is responsible for reporting emergencies and injuries must be reported to the Amenity Staff as well as the Facility Manager at (813) 986-1031.

- a. Court use is limited to one (1) hour when other Patrons and/or Guests are waiting. Court use limit commences upon Patron and/or Guest arrival.
- b. Usage is on a first come first served basis, unless otherwise programmed by the District.
- c. Proper tennis shoes and attire, as determined by the staff, are required at all times while on the courts.
- d. Shirts must be worn at all times.
- e. Patrons and Guests must supply their own equipment.
- f. Non-alcoholic beverages are permitted at the Tennis Court Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the tennis courts.
- g. **to the** Please show common courtesy by leaving the court ready for play for Patrons who follow you.

Court hazards or damage, should CDD Staff (Facility Manager) at (813) 986-1031 and the security guard on duty when the emergency occurred.

19- The sports facilities may not be rented.

20- Pets, bikes, skateboards, and scooters are prohibited to be used at any of the sports facilities. Cars may never be driven on the soccer field. Roller blades may only be used at the hockey rink.

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21- The sports fields are monitored by the security guard. Failure to comply with the direction given to you by the security guard will result in loss of privileges.

22 The resident must accompany their guest(s) at all time that their guests are on CDD property. Unaccompanied “guests” can be reported for trespassing if found on any CDD property.

23- The sports facilities and amenities are monitored by CDD staff and security. All individuals using any CDD sports facilities or amenities should be prepared to show proper identification if asked by the CDD staff or security.

24-Outdoor sports facilities or amenities must be immediately vacated as soon as it begins to rain, lightening or thunder is detected. All facilities will remain closed for 30 minutes after the last lightning is seen/detected or thunder heard.

25 Reservation of all sports facilities and amenities:

- a- Before a resident will be registered to use the “court reserve” app to allow them to reserve a sport facility or amenity, they must sign a waiver and a form acknowledging that they have read the CDD Rules and Regs and will agree to abide by them.

B- Use of any of the sports facilities is limited to the time provided via “Court Reserve” app. The resident and guests must vacate the field/facility after their allotted time even if no one else is scheduled.

Only residents over 18 may register to use “Court reserve”

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TENNIS COURT POLICIES

1-The Tennis & Pickle Ball courts are for the use and enjoyment of Cory Lake Isles Residents. The tennis courts are open from sunrise to 10pm. The courts must be vacated by 10PM.

~~Tennis Courts are for use of CLI residents, dependents and their guests only. *the member must accompany the guest/s to use the tennis court. [Residents must accompany their guests at all times.]~~

2-The CDD will monitor use of the tennis courts and may restrict use by a resident if the tennis courts are being excessively used. The tennis courts are for the enjoyment of all residents. It is unfair to the other residents if a single resident/houshold is monopolizing use of the tennis courts. Use of the tennis courts by non-residents is intentionally restricted to ensure residents have first access to the tennis and pickle ball courts. Residents are encouraged to socialize with other residents.

3 -Court lights must be turned off at the conclusion of the play and before leaving the courts.

4- Food of any kind, including chewing gum, alcohol, cans, and trash is never allowed on the tennis/pickle ball courts. If the prior resident left trash on the court, the next resident is to photograph the appearance and turn the photos over the facility manager. This same resident is to pick up the trash lest they be accused of leaving trash by the person/group following them

5 - Proper attire including shoes is required on the tennis and pickle ball courts at all times.

6-Other than USTA standard tennis or pickleball, no other ball sports are permitted on the tennis courts. The resident reserving a court for pickleball is responsible for setting up the portable nets and returning them when play is completed.

7-BASKETBALL AND HOCKEY COURT POLICIES

All players and guests are expected to show courtesy and good sportsmanship at all times.

8-Schedules of Tennis programs by the CDD authorized Tennis coach will be posted.

9-To ensure the safety of our residents and reduce the liability of the District, only those coaches that are pre-approved by the CDD may teach 1:1 lessons on CDD property.

Refer to "Instructor Use of District Property". Only the CDD Authorized Tennis coach may teach group lessons- no exceptions.

10- Patrons and Guests must supply their own equipment.

11-- No more than 4 players are permitted per court. All others including spectators shall watch from outside the courts and/or the bleachers. The exception is during tennis lessons taught by the CDD authorized tennis coach.

12-Courts #1 & #2 adjacent to the soccer field are considered the lesson courts. The CDD authorized Tennis coach will use these courts whenever possible for lessons. The CDD authorized Tennis coach will avoid using the other 2 courts adjacent to the volley ball court unless courts 1 & 2 are occupied. Private lessons are permitted on any court by Tennis coaches that have been approved by the CDD.

13-All Pickleball players will comply with the same policies as the tennis patrons: except All Pickleball patrons can use Court #4 as it is lined to accommodate a standard Pickleball court. If court #4 is occupied, residents and their guests can use the Hockey Rink which is also lined for Pickleball.

14-Children under the age of 12 must be supervised by a responsible adult Resident while using the tennis courts, unless they are participating in a tennis lesson, or class, under the instruction of the CDD authorized tennis instructor.

15-No walking across the courts while play is in motion. Players are encouraged to wait until play is over or the lesson is complete before requesting permission to walk through the court.

16- Eye Wear protection is recommended.

17-No person other than a CDD authorized tennis instructor shall use any CDD facility to provide tennis or pickleball instruction for compensation nor solicit or give the appearance of providing formal instruction or lessons for any form of compensation.

18--Tennis and Pickle Ball Reservation Policy:

- Courts must be reserved by a resident using the “court reserve” app.
- Playing time is limited per reservation to **90 minutes for singles and 2 hours for doubles**).
- **Only one court can be reserved per day per resident /household.**
- A household may not reserve more than one court per reservation window and no more than twice per week.
- A player or group of players may not reserve two (2) consecutive court times.
- Residents/households may bring no more than 3 guests per day to play tennis or pickle ball and a total of 6 guests per week.
- Any individual guest using the tennis courts or pickle ball courts may not frequent no more than 2 times per week (Sunday-Sunday).

Before a resident will be registered to use the “court reserve” app to allow them to reserve a tennis or pickle ball court, they must sign a waiver and a form acknowledging that they have read the CDD Rules and Regs and agree to abide by them.

- Reserving a specific court with intent to not use that court is prohibited.
- Reservations can be made by Residents no more than 24-48 hours in advance . The exception is the authorized CDD Tennis Coach. They may reserve all classes days/weeks in advance as needed so the dates of the entire class are reserved.
- A Resident has until 15 minutes past the start of the court reservation time to begin play, or the court may be reassigned to another Resident for the balance of the reservation time and the resident will be registered as a no-show.
- A resident that has reserved the tennis or pickle ball court is NOT allowed to give his/her assigned time to another resident.
- Residents must cancel reservations for court times no later than 7 am on the day of reserved court time.
- If a Resident reserves a court time and fails to appear or does not make use of the specific court reserved or fails to cancel the reservation timely, the Resident will be placed on the no-show list. If the Resident’s name appears on the no-show list three (3) times during any three- month period, the Resident may be prohibited from making future reservations of court time and the Resident’s tennis privileges may be suspended for a period of time not to exceed 30 days for each three-time no-show iteration after notice and opportunity for a hearing before the CDD.

- Any reservation that must be cancelled as a result of conditions that prohibit play on the courts during the reservation window (as determined by the Programs and Facility Manager) will not be counted as a no-show for any resident.

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~~2. All Residents and their Guests using the Tennis~~ Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the ~~amenity~~ facilities. Disregard or violation of the District's policies and rules and misuse or-

destruction of facility equipment may result in the suspension or termination of facility privileges. The District may pursue further legal action and restitution ~~destruction of Amenity Facility property or equipment. Guests may use the facilities if accompanied by a [resident at all times].~~

~~3. Persons using the facility do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use.~~

S

~~5. Usage works on a first come first serve basis, unless otherwise programmed by the District.~~

~~6. in regard in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the tennis courts. [what about food???~~

~~11. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for (other residents who may follow). [Players may lose their privileges if they leave behind garbage.] Patrons who follow you.~~

~~12. Court hazards or damage [should be] reported to the clubhouse staff.~~

~~13. The Facility Manager reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., including Tournaments.~~

~~All~~ Players must place trash and debris in the trash receptacles provided at the court entrances.

~~4. No food, glass bottles, cans or breakable items permitted inside the enclosure.~~

~~5. Tennis courts are for the play of tennis only. Pets, roller blades, bicycles, skateboards, scooters (etc.) and other activities are not permitted inside the enclosures.~~

~~6. Gates must be closed at all time during play and upon leaving the courts.~~

~~7. Do not prop the gate open with any other material leaving the court unsecured.~~

~~14. There is no restroom inside enclosure or outside courts area. [Residents and their guests may] use the restrooms inside the clubhouse.~~

~~15. Children twelve (12) years of age and younger must be accompanied by (their) parents or adult guardian.~~

~~16. Tennis courts are the property of Cory Lake Isles and managed by the CDD. The CDD staff inside the Club House shall address any conflicts (or/and all complaints will be directed to them.~~

~~17. Safety is the primary concern to the CDD and its members. The CDD assumes no responsibility for any accidents or injury in connection with use of the courts or for any loss or damage to personal property.~~

~~18. The tennis courts hours of use are dawn to 10:30 PM [10:00PM.]~~

~~20. [Alcohol use and tobacco use] are strictly prohibited on the [tennis] courts.~~ Intoxicated persons are prohibited on the courts.

~~21. Use of radio, television, or similar devices permitted only when used with headphones.~~

~~22. Use of profane or abusive language is prohibited.~~

17. Only shoes designed specifically for playing tennis are permitted on the courts. Proper attire should be worn while playing tennis. Shirt must be worn at all times.

. Please report all court hazards and/or damage to the CDD staff for repairs.

~~Training tennis players from outside of Cory Lake Isles is strictly.~~

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BASKETBALL, VOLLEYBALL AND HOCKEY COURT POLICIES

Refer to the **“General rules for use of the following sports facilities: soccer field, volley ball court, tennis courts, basketball court, cricket pitch, pickle ball court, and hockey rink”**

1. Reservations are required: The Basketball, volley ball and Roller Hockey Court Facilities must be reserved using the “Court Reserve” app. All guests must be listed by first and last name on the court reserve app by the resident that is reserving the court.

2. Proper Attire: Proper basketball or athletic shoes and attire are always required while on the courts. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants. Shirts must be worn at all times.

3. Guest Policy: Residents over 16 are permitted to bring one (1) Guest per day to the basketball and roller hockey facilities That Guest must be (16) years of age or older and have proper identification to verify age. Patrons over the age of eighteen (18) may bring a maximum of four (4) guests per day to these facilities.

4. All guests and residents must be prepared to show their identification to the security guard if asked. Failure to provide proper id will result in expulsion from the court.

5. General Policies:

a. The Basketball, volley ball and Roller Hockey Court Facility are for the play of Basketball, volley ball and Roller Hockey only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited at the facility with the exception that roller blades are permitted at the Roller Hockey Court Facility.

b. Beverages are permitted at the Basketball, volley ball and Roller Hockey Court Facility if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the basketball or roller hockey courts.

c. Anyone under the age of (16) is not allowed to use the Basketball or Roller Hockey Court Facilities unless accompanied by an Adult Patron at all times.

d-Use of the basketball, volley ball and Roller Hockey Court Facility is limited to the time indicated in the “court reserve” app. All residents and guests must leave the court at the end of their allotted time.

e-. Persons using the Basketball, volley ball or Roller Hockey Court Facility must supply their own equipment.

f-. The courts and surrounding areas must be cleaned up by the Patron after use

g-Anyone found to be removing sand or damaging the netting under the sand in the volley ball court will be required to pay for the damage and replace the sand. If a guest of a resident is involved, the resident is responsible for paying for the damage done by their guest.

rented and served

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3.

General Policies:* what about prohibition of allowing dogs on the hockey court for exercise I've heard that this is policy but have not seen it written

served

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PLAYGROUND AND POCKET PARK POLICIES

1. Parks and playgrounds are available on a first come first serve basis, no reservations are permitted.
2. Children under the age of eight (8) must be accompanied by an Adult Patron or guardian.
3. No roughhousing is permitted at the parks and playgrounds.
4. Persons using the parks and playgrounds must clean up all food, beverages and miscellaneous trash brought to the park/playground.
7. Glass containers, drugs, smoking and alcohol are prohibited.
8. The use of profanity or disruptive behavior is prohibited.
9. Inflatable equipment, such as bounce houses, is not permitted at the parks or playgrounds.
- 10-Unless otherwise posted, hours are from dawn to dusk daily
- 11-No person shall create any noise at excessive levels, or use amplified sound or music
- 12-No one over the age of 12 is allowed on any of the equipment
- 13-Persons using the playground and pocket parks must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited. Place all trash in containers
- 14-Inflatable equipment, such as bounce houses, is not permitted at the pocket parks.
- 15-Usage of the playground and pocket parks may be limited or suspended from time to time for sponsored events approved by the District
- 16-Loitering at the park or playground by groups of non-residents is not allowed.

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FISHING AND POND / LAKE POLICIES

Only Patrons and their Guests may fish from the lake and ponds located within the District. We ask that you respect your fellow landowners and access the lake and ponds through the proper access points. The District operates under a catch and release policy for all fish caught. The lake and ponds serve as storm water management purposes and are not to State Code for keeping or consuming your catch. The purpose of these bodies of water is to help facilitate the District's natural water system for storm water runoff.

1. Fishing is permitted only from dawn until dusk.
2. The District operates under a catch and release policy. Removal of fish for personal keep or consumption is not authorized. **if we say this why do we say this at item 5 under ramp and docks below.** Help preserve our fish population. Cory Lake is a "catch and release" lake on y.
- 3.
4. Spear fishing or the use of Spear Guns, Bow & Arrows, and Firearms are not permitted as acceptable methods to fish.
5. Cast Netting is prohibited.

6. Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-Hookers or needle-nose pliers need to be carried by authorized users at all times.
7. Circle Hooks are recommended for all live bait fishing.
8. In events where, dangerous wildlife is "caught" by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
9. The use of traps is strictly prohibited.
10. The use of profanity or disruptive behavior will not be tolerated.
11. All trash or debris must be disposed of in the appropriate receptacles. The philosophy of "If you bring it with you, you must take it with you when you leave" is employed.
12. Fish are not to be moved from one lake or pond to another.
- 13.
14. Patrons and Guests will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish. Any monetary penalties or fees incurred by the District as a result of user's failure to acquire such required permits or licenses will be the liability of the individual determined to be in violation.

14-. In events where dangerous wildlife is caught by hook or lure, the line(s) should be cut at a safe distance to avoid possible bodily injury and harm.

15-. The use of traps is prohibited.

Guest Policy: Patrons between the ages of fourteen (14) and seventeen (17) are permitted to have one (1) Guest with them when fishing at the ponds. That Guest must be fourteen (14) years of age or older and have proper identification to verify age. Patrons over the age of eighteen (18) may have a maximum of four (4) guests with them.

16-. Patrons and Guests are not permitted to introduce fish or wildlife to ponds or stock any of the lakes or ponds.

17. Because of the potential presence of dangerous wildlife, pets are prohibited in all ponds on District property; swimming is prohibited in all ponds on District property; and watercraft of any kind are prohibited in all ponds on District property.

18. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that Patrons wishing to fish in the ponds walk or ride bicycles.

19. Continued violation will result in the immediate reporting to local law enforcement authorities.

20. There is a 20-foot District owned buffer surrounding each pond. Patrons may fish in the 20-foot buffer during the hours of dawn to dusk and are asked to be respectful of adjacent homes.

21. Homeowners whose lots that abut the pond are responsible for mowing, weeding and trash removal to the water's edge.

22. All residents and guests should be prepared to show proof of their id when asked by a security guard.

15. General Polices:

- a. **DO NOT DELETE THIS- IT WAS AN ACCIDENT**
- b. Parking along the right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish in the ponds walk or ride bicycles.
- c. Continued violation of this policy will result in the immediate reporting to local law enforcement authorities.
- d. There is a 20-foot District owned buffer surrounding each pond, residents may fish in the 20 feet buffer during the hours of dawn to dusk. Please be respectful of adjacent resident homes.
- e. Homeowners whose lot abuts the pond are responsible for mowing, weeding and trash removal to the water's edge.
 - a. Swim in the lake at your own risk. The Cory Lake Isles lake is known to have many alligators.
 - b. At no time is a resident or their guests to enter private property to reach the lake or pond.
 - c. Residents are allowed to use remote control boats in the ponds.

BEACH, DOCK AND BOAT RAMP POLICIES

1. The Beach, Dock and Boat Ramp are provided for use of Patrons and their Guests only. Guests must be accompanied by a resident while using the Beach, Dock or Boat Ramp.
2. Use at your own risk. No lifeguard is on duty.
3. All vessels docked at the Beach Club must be registered and have a current registration sticker and must be numbered in accordance with the POA and District boating policies.
4. Unregistered inoperable or derelict craft may not be docked at the Beach Club and will be towed at owner's expense.
5. Only routine boat cleaning and maintenance performed with environmentally safe materials is permitted at the boat ramp. Any other activity that might result in spillage of oils, lubricants, solvents or other hazardous material into the lake is prohibited.
 1. The District is not responsible for damage, theft or vandalism to any boat docked at the Beach Club.
7. All vessels mooring and/or docked at the Beach Club will be properly secured using at minimum a 3/8 inch nylon mooring line.

COMMUNITY LAKE AND SHORELINE POLICIES

1. Only vessels belonging and registered to a Patron are permitted on the lake. To ensure the peace and enjoyment of the residents living on the lake, boats can only be on the lake from dawn to dusk.
1. Music on boats should not be so loud as to disturb residents living on the lake.
2. Use of any non--Patron vessel on Cory Lake will be deemed and considered actionable trespass.
3. All vessels must be registered with the POA prior to entering the lake and must display the issued (CL) registration.
4. All areas of the lake are "NO WAKE" except for the area inside the buoys on the ski lake.
5. Help preserve our fish population. Cory Lake is a "catch and release" lake on y. Anyone found to be keeping the fish will be subject to the disciplinary action of these rules and regs.

Navigation lights are required on any vessel operating **at** dusk

7. NO ENTRY OR ACTIVITY is permitted on the conservation islands.
8. Be courteous to those using the ski lake. Always travel in a counter-clockwise direction and refrain from creating wakes interfering with any watercraft pulling a skier, wake boarder, tube or other towable.

Use of the lake after 10 pm at night is prohibited.

10. Reckless or unsafe operation of any vessel is STRICTLY PROHIBITED.
11. Any violation of the Rules and Policies concerning the operation of vessels on Cory Lake may result in the assessment of a monetary fine and/or suspension of privileges.
 2. Incident reports can be directed to Cory Lake Security at 813-986-0030.

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Hillsborough County, and Southwest Florida Water

Management District (SWFWMD as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies, including but not limited to, trees are left to fulfill their role in nature's process. Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Hillsborough County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas. In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from

LAKE WALL AND BANK EROSION POLICY

1. The District acknowledges that there are several ponds and mitigation areas owned by the District within its geographical area.
2. Additionally, the District's easements allow the District's consultants, staff members and personnel to go onto private property surrounding such ponds, areas and canals.
3. All repairs, maintenance and improvements of pond slopes and retaining walls are the ultimate responsibility of the property owners and not that of the District.

PARKING RESTRICTIONS POLICY

1. The District's parking restriction policy is:
No cars are to be parked overnight on any street. No cars are to be parked on easements.
1. Illegally Parked Vehicle will be subject to:
A total of one (1) No Parking Warning provided by District's security company. Thereafter, the vehicle is subject to towing at owner's expense.

POLICY FOR RECORDS MANAGEMENT PROGRAM OF LOCAL RECORDS

- 1) The District is a special purpose local government and adheres to the Public Records Law and "the Records are open for inspection to the public during normal business hours."

1. The Permanent Records (whether originals or copies) are not to be removed from the District Records Office or Local Records Office to preserve the integrity of the public records, much like records housed at the county or city offices. Photographing permanent public records shall be done under the supervision of the custodian of the public records or designee thereof.
2. Any records of which you would like copies of must be handled by the records officer, records coordinators or designee thereof. Those individuals are the on-site administrator at the Beach Club or the District Manager.
3. Pricing for copies are as follows in accordance with State Statutes:
 Fifteen (15) cents per letter one-sided copies
 Nonstandard sizes at actual cost of duplication
 Additional charge for the person making the photographs after the first 15 minutes is \$10 per hour charged in 5-minute increments.
 Cost of postage and handling, as applicable.
 If requested, \$1 per copy for a certified copy of each public record. Certifications are handled by the District Management Company.
 Whenever possible, electronic copies will be via the District Manager's office provided the total size of the document is under 20MB, as most systems will not allow documents greater than 20MB including the text of the cover email message through the IP Servers. Payments for copies made at the Local Records Office, the Beach Club, or the District's Records Office will be made payable to the District.

1) Any other questions or information request, shall be directed to the District Records Custodian at (561) 571-0010.

2)

The District shall have the right to eject and withhold approval for the operation on Cory Lake of any pleasure boat, ski boat or water vehicle for any reason.

a. tenants, residents, members of their families and guests thereof are hereby advised that lakes and ponds in Florida generally will have alligators, poisonous snakes and snapping turtles living in and about them. Therefore, it is not recommended that they swim in the lake.

b. Such lakes and ponds may also contain certain amoeba and other microorganisms (generally dwelling at the bottom of such lakes) that may be dangerous to human beings if they are allowed to enter the human body.

c. All persons engaging in any activities on or about Cory Lake or any pond within CORY LAKE ISLES do so at their own risk.

d

e. ~~Furth~~OwnerThe District is not liable to any person for the bodily injury or death of such person or any other person arising from drowning, skiing, any water vehicle or activity on or about Cory Lake or any pond in CORY LAKE ISLES.

- d. The foregoing notwithstanding, nothing herein shall prohibit the liability of any person for the bodily injury or death of such person or any other person or for damage to the property of such person arising directly from his or her intentional or negligent act or omission.

Guest Policy

1- The Guest policy varies by facility. See each section for the specific policy applicable to that facility. The number of guests a resident may bring to one of the facilities varies per facility/activity.

2-Youth under age 18 may not bring guests.

3-District Staff shall be authorized to verify and enforce the authorized number of Guests.

4 Fingerprint access is not issued to Guests.

5- Guests must always be accompanied by a Patron when using any of the Amenity Facilities.

6 Patron will be responsible for any damages caused by Guests while using facilities.

Use at Own Risk; Indemnification

Any Patron, Guest, or other person who uses the Amenity Facilities or other District property or participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection

with, the participation in the Activities or use of the Amenity Facilities or other District property, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Household.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenity Facilities or other use of District property, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings. The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenity Facilities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

Each Patron and each Guest as a condition of invitation to the premises of the center assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Facilities, whether in lockers or elsewhere. The District and its agents, employees and officers shall not be liable for, and the Patron shall release all claims for injury or damage to or loss of personal property or to the person, sustained by

the user or any person claiming through the user resulting from any fire, accident, occurrence, theft, or condition in or upon the District's lands, premises and/or facilities

Instructor Use of District Property

To ensure the safety of our residents and reduce the liability of the District, any person wishing to conduct or instruct a class that involves any physical activity on District property, whether fee-based or free, must be preapproved by the CDD. This includes tennis lessons, fitness trainer, kick boxing, swim lessons, dancing, yoga, soccer lessons, basket ball, pickle ball etc. A fully completed and approved Instructor Agreement, proof of compliance with the District's insurance requirements and proof of any requested instructor certification requirements must be on file with the District before the commencement of the first class and must remain in effect throughout the class or program. Approved instructors are bound by the Instructor Agreement. Failure to comply with the provisions of the Instructor Agreement will result in the cancellation of the class or program.

Renters' Privileges

1. Residents who rent out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. For the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or leased. An Amenity Assignment of Rights and Privileges Form must be executed by the Resident on behalf of the Renter and witnessed before any facility finger print access is issued to the Renter. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of a Resident's membership, that Resident shall not be entitled to use the Amenity Facilities.
4. Resident owners are responsible for the deportment of their respective renter. If the renter damages CDD facilities and does not reimburse the CDD, the Resident owner will

be required to reimburse the CDD5. All Renters shall be subject to such other rules and regulations as the District may adopt from time to time.

Service Animal Policy

Prohibitions on dogs or other pets do not include "Service Animal(s)" trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- 1 If the Service Animal is out of control and the handler does not take effective measures to control it;
- 2 If the Service Animal is not housebroken; or,
- 3 If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

Law Enforcement Policy

The following policy intends to protect the property of the District and the health, safety, and welfare of District Patrons and Guests:

1. Law enforcement officers of the Hillsborough County Sheriff's Office or Florida Highway Patrol, Tampa Police Department, District Private Security guards and District staff/employees have the authority to disperse groups of Adults and Minors who congregate at the Amenity Facilities with no real purpose, at any time of day, and to generally respond to unlawful behavior at any Amenity Facilities.
2. The District hereby has authorized law enforcement officers of the Hillsborough County Sheriff's Office, Tampa Police Department, District private security guards and/or Florida Highway Patrol to enforce this policy by doing the following:
 - Issue Trespass Warnings, at deputy's/trooper's discretion, to Adults and Minors who fail to obey the policy.
 - Violators who have been issued Trespass Warnings and subsequently return to the Amenity Facilities before the warning's expiration, may be arrested for

trespassing.

*Violators will be trespassed at the request of District staff.

- Anyone found guilty of vandalism or other illegal activity while on District property will be prosecuted to the fullest extent of the law with no exceptions.

Dog Park Policies

1. the Park is unattended. Persons using the park do so at their own risk.
2. Only Patrons with a facility access are permitted to bring a dog to the dog park. Limit is two (2) dogs per Patron per visit.
3. Guest Policy: No guests are allowed at the dog park.
4. Dogs that have been declared dangerous or aggressive are prohibited.
5. All Patrons must have proof of their dog's current rabies vaccination and license to get access to the dog park via "Court Reserve".
6. Children under the age of six (6) are not permitted in the dog park. Children six (6) to thirteen (13) years of age must be accompanied by an Adult and must have a dog to enter the park area. Strollers are not allowed in the park.
2. Puppies under four (4) months old are not permitted in the park.
3. All residents are expected to abide by the posted rules regarding the times that large dogs and small dogs are allowed.
8. Only dogs under forty (40) pounds are permitted in the small dog park.
9. Dogs in heat are not allowed.
10. Patrons must pick up after their dog and dispose of feces properly.
11. Patrons must fill in holes dug by their dog.
12. Dogs must be on a leash when entering and exiting the dog park. Patrons must carry a leash for each dog while inside the dog area and the dogs must always be under voice command.
13. Dogs are always required to wear a basic flat buckle collar or harness with identification tags. No spiked or pronged dog collars are allowed.
14. Animals other than dogs are not allowed.
15. Leaving dogs unattended is prohibited. All Patrons must always remain in the park with their dogs.
16. Dogs that persistently bark, are a nuisance, are annoying or provoking other dogs or persons must leave the Dog Park area.
17. Climbing on or over the fence is not permitted.

18. No smoking, food (dog or human), or raw hides are allowed in the Dog Park. Patrons must use caution when bringing dog toys to the park since fights could erupt.
19. No alcoholic beverages or glass containers are allowed in the park.
20. The District staff has the authority to close the park or sections of the park for any reason including maintenance, mowing, weather related problems, special events, or for the public's safety and/or health.

Cory Lakes

Community Development District

EXHIBIT

11

AGENDA

Cory Lakes Community Development District

10441 Cory Lake Dr.

Tampa, FL 33647

Email: clibeachclub@corylakescdd.net

Phone: (813) 986-1031

Fax: (813) 986-1056

POOL PARTY RESERVATION AGREEMENT

Please complete the following Contact Information for the resident responsible for the Pool Party:

NAME: _____

ADDRESS: _____

PHONE: _____

RESERVATION DATE: _____

TIME SELECTION: 12PM-4PM

Please note times may change due to Daylight Savings-the CDD reserves the right to adjust accordingly

The reservation terms are as follows:

1. It is the responsibility of the resident to ensure that participating pool guests adhere to all pool and slide rules.
2. The resident is responsible for ALL guests knowing and following the rules. Any persistent violation of the rules will result in the loss of the security deposit.
3. The designated area to be reserved, consists of only the 4 tables under the roof overhang, and may be rented for no longer than 4 hours; **this includes set up and clean up time.**
4. Party decorations are limited to table top decorations ONLY. NO GLASS OF ANY KIND ALLOWED IN POOL AREA INCLUDING BEVERAGE DISPENSERS, SERVING DISHES, CUPCAKE/CAKE STANDS, ETC.
5. For any hired vendor (DJ, caterer, entertainer, etc) a valid Certificate of Insurance (COI) must be on file with the CDD office naming Cory Lakes CDD additional insured and Cory Lakes CDD as certificate holder. (*See staff for COI example)
6. ABSOLUTELY no bounce house on ANY CDD property-NO EXCEPTIONS!

Cory Lakes

Community Development District

EXHIBIT

12

AGENDA

CORY LAKE COMMUNITY DEVELOPMENT DISTRICT ACCESS TO AND USE OF POOL FACILITIES AND EQUIPMENT AGREEMENT

Resident expressly agrees that access to and all use of the Cory Lake Community Development District (the “**District**”) pool facilities and equipment shall be undertaken by Resident at his/her sole risk. The District shall not be liable for any injuries, damage or loss due to injury or property loss or damage occurring from use or occupancy of the facility whether on the premises or in any parking or access area adjacent to the facility. Resident agrees to hold harmless and not sue the District with respect to any cause of action as a result of the above mentioned terms.

Resident represents and agrees (please initial each item):

- _____ 1. To abide by all rules and regulations as set by the District. Resident acknowledges that this agreement may be terminated by the District without notice if resident violates the rules and regulations.
- _____ 2. That the district may change its hours of operation without notice.
- _____ 3. To pay for any and all damages, losses, and thefts caused by his or her use, the use of the resident’s family, and the use of the Resident’s guests (careless, improper or otherwise) of the pool facilities or equipment.
- _____ 4. This facility will be video taped for security and safety purposes.
- _____ 5. All patrons must use their assigned Facility Access issues to them upon entering the pool area.
- _____ 6. Children under fourteen (14) years of age must be accompanied by a parent or adult patron at all time for usage of the pool facility.
- _____ 7. Radios, tape players, CD players, MP3 Players and televisions, and the like, are not permitted unless they are personal units equipped with headphones.
- _____ 8. Swimming is permitted only during designated hours, as posted at the pool. Patrons and Guests swim at your own risk.
- _____ 9. **Glass containers are not permitted in the pool area.**
- _____ 10. **Alcoholic beverages are not permitted in the pool area, except for CDD authorized events.**
- _____ 11. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
- _____ 12. Diving is strictly prohibited

CORY LAKE COMMUNITY DEVELOPMENT DISTRICT ACCESS TO AND USE OF POOL FACILITIES AND EQUIPMENT AGREEMENT

- _____ 13. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
- _____ 14. Any person swimming during non-posted swimming hours will be suspended from using the facility for a period of 30 days.
- _____ 15. No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening of the pool.
- _____ 16. Pool entrances must be kept clear at all times.
- _____ 17. No swinging on ladders, fences, or railings is allowed.
- _____ 18. Pool furniture and accessories are not to be removed from the pool area.
- _____ 19. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- _____ 20. Pets, (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted to be used or operated on the pool deck area inside the pool gates at any time.
- _____ 21. The District Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, ect., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Property Owner's Association Sponsored Events.
- _____ 22. Patrons and Guests use the slide at your own risk.
- _____ 23. One person at a time may go down the slide. Failure to abide by this policy will result in expulsion from the pool for the day.
- _____ 24. **ABSOLUTELY NO STOPPING ON THE SLIDE.**
- _____ 25. **NO RUNNING ON THE SLIDE DECK OR RAMP.**
- _____ 26. **CLIMBING ON ROCKS IS NOT PERMITTED.**
- _____ 27. For safety reasons, pregnant women and persons with health conditions or back problems should not use the water slide.
- _____ 28. Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.
- _____ 29. All Patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.

**CORY LAKE COMMUNITY DEVELOPMENT DISTRICT
ACCESS TO AND USE OF POOL FACILITIES AND
EQUIPMENT AGREEMENT**

- _____ 30. Failure to follow slide procedures will result in loss of patron’s slide privileges for one (1) day. Should subsequent attempts be made to utilize the slide during suspension of such privilege, patron will be suspended from the facility for a period of one (1) day.
- _____ 31. Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.
- _____ 32. Residents and guests must wear proper swimming attire and appropriate deck-wear apparel. The following attire is **NOT** allowed: *“street clothes”, cheeky-bikini bottoms, thong style and/or revealing swim wear, cut-off jeans, jeans, skirts, sport bras, leotards, leggings (except swim leggings), dri-fit wear, compression shorts and compression shirts. A visual guide is posted at the pool for reference. The district reserves the right to amend the rules of proper attire at any time.* Failure to comply may result in being asked to cover-up or return to the pool with proper swim wear.
- _____ 33. Continued violations of the pool rules and regulations can result in the permanent expulsion from further use of the pool.
- _____ 34. Patron(s) may bring up to EIGHT (8) guests to pool per day. For more than 8 guests, Patrons may reserve the specified pool party area through the Reservation process (completed at the Beach Club). Failure to comply may result in denied entry at the pool.

I HAVE READ, UNDERSTOOD, AND VOLUNTARILY AGREE TO THE TERMS SHOWN ABOVE.

Signature _____

Address: _____

Name: _____

Date: _____

Phone No. _____

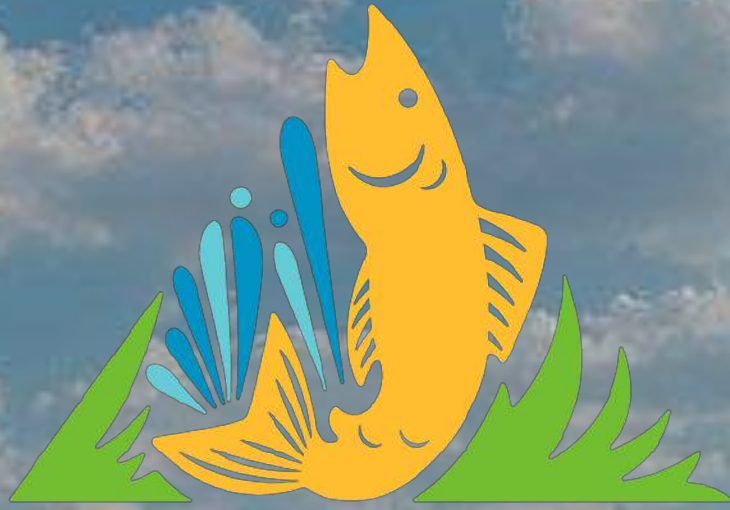
Cory Lakes

Community Development District

EXHIBIT

13

AGENDA



ESTATE MANAGEMENT SERVICES

About Estate Management Services

Over our 30-year history, Estate Management Services has grown into one of the largest and most well-regarded aquatics companies in the United States. Our broad range of services, highly trained workforce and unparalleled technical expertise has set us apart in the aquatic industry.

EMS maintains eight locations across five states, providing contract aquatic maintenance and compliance services for a range of municipal, commercial, federal, and private clients. Additionally, EMS boasts robust capabilities in wetland mitigation plans, wetland delineations, dredging, airboat application, aerial application, aquatic toxicology analysis and laboratory services.

EMS' consulting arm, Meryman Environmental, is headquartered in Riverview, FL and has been a FL-based Environmental Consultant for 50 years. While operating under different names, EMS and Meryman have the same ownership and work closely together on aquatic and wetland management plan design and execution.

Our Leadership Team

John Crabb, Sr. Aquatics Director - John Crabb has been a licensed aquatics contractor for 30 years across eleven different states. A former board member for the SC Aquatic Plant Management Society and the Arkansas Water Resource Commission, John has been actively involved in the aquatics industry and an advocate for the preservation of natural areas for his entire career. John has provided consulting services for GADNR, SCDNR, Tennessee Valley Authority, City of Atlanta, and Santee Cooper in matters regarding water quality and aquatic resource management. In his 30 years in the industry, John has overseen large-scale lake management programs and drinking reservoirs in thirteen different states.

Dale Meryman, PhD, Sr. Director of Environmental Consulting - Dr. Meryman has 50 years of professional services in wetland evaluations, plant taxonomy, ecology/limnology, terrestrial and aquatic ecology, water quality analysis, aerial photointerpretation, permitting assistance, ecosystem analysis, wildlife habitat design and management, and assessment and remediation of contaminated sites. More specifically he has served as a court expert in the field of wetland delineations, restorations and mitigation and the population census, permitting and relocation of Endangered and Threatened Wildlife Species. In addition to his career and continuing education courses, Dale is a member of several professional associations and governmental and citizen action committees. He represented the U.S. State Department in conjunction with the People-to-People Organization in Russia and most recently in China. Dr. Meryman participated in the U.S./U.S.S.R. Environmental Technology Summit Conference, specializing in the toxicology effects of the Chernobyl disaster. He was recently involved with the Environmental Client Change Conference with the government of China, taught noted Scholars from various universities, and the U.S. State Department. He lectured at several universities on the effects of storm water discharge on the environment and how to improve the water quality using a filtering wetland system.

Jeremy Anderson, Natural Areas Director – Jeremy Anderson has 20 years of natural areas management experience on private, federal, state and utility waterways. He has 10 years of experience treating



aquatic weeds on the Santee Cooper lakes. Jeremy is licensed in five states in aquatics, rights-of-way, and natural areas. Mr. Anderson also holds certifications as a Master Certified Stormwater Manager, USCG Captains License, SePRO Certified preferred applicator and Procellacor specialist. Additionally, Jeremy is an experienced Raven Precision Guided spray technician and is licensed BioBase Bathymetry mapping technician. Jeremy oversees services for Miami Dade County, SCDNR aquatic vegetation control program and Santee Lake management program. Jeremy is also certified in hazardous material handling and spill containment.

Jennifer Kasper, Chief Operating Officer - Jennifer Kasper has over 15 years of management experience. Jennifer specializes in administrative management, team leading, and is actively engaged in aquatics training. She oversees all aspects of EMS operations, driving efficiency, scalability, and profitability. With a proven history of implementing innovative solutions and optimizing processes, Jennifer Kasper plays a pivotal role in guiding EMS towards its strategic goals. She brings a combination of strategic vision and hand-on operational expertise, ensuring alignment across departments and fostering a culture of collaboration and excellence. Jennifer is a powerful force in the workplace and uses her cheerful outlook and tireless energy to encourage others to work hard and succeed as a team.

Tim Woodland, President – Tim Woodland has over 15 years of experience in construction, development, and land management, with a particular focus on large scale project management across multiple geographies. Tim is a licensed General Contractor, a Certified Master Pond Manager, and is a member of the Stormwater Policy Committee for the Southeast Stormwater Association. Tim has completed successful projects in 27 different states and internationally for numerous Fortune 100 companies, heads of state and federal and municipal entities.

Our Clients

Some of our clients include:





May 9, 2024

Patricia Thibault
Cory Lake Isles
10441 Cory Lake Dr.
Tampa, Fl. 33647
Email: patricia@breezehome.com

Dear Cory Lake Isles,

We want to thank you for the opportunity to bid on your project and we look forward to your meeting on May 30th. Cory Lake Isles has a stormwater system that is made up of 9 ponds and 1 lake. The aesthetics, water quality, and function of these waterbodies are critical to the neighborhood as a whole. We are proposing to manage the ponds and lakes using two different management approaches. The ponds total 7.91 acres and the lake totals 117.1 acres. I would suggest having us run a bathymetry survey on the big lake which will help with present and future management plans as well as identify potential sediment issues. I have attached a sample bathymetry. The reason we are proposing the ponds and lake separately is because they do not function the same and typically are managed differently. We can also manage the lake on a separate plan, which may save you money.

I have emailed the pond management proposal through our PandaDocs system with our typical fixed cost of 12 visits per year. I don't know the complete history of these ponds but suspect some of them may need carp stocking, and possibly have erosion and/or sediment issues. Our monthly service includes the inspection of these items.

On lakes, we want to approach it as "less is better". Often times, a larger lake can be balanced without much help from us. We can strategically manage this lake by making slight adjustments and still maintain client threshold expectations. Some examples: one systemic treatment, lower nutrient levels, induce a beneficial phytoplankton bloom, buffer the water, allow certain desirable plants to inhabit small out of the way areas, biological controls and/or sediment remediation. We have found that small adjustments have caused big benefits without using the sledgehammer approach. We typically assign pond technicians to pond contracts and assign one of our in-house biologists to a lake with oversight to testing data and formulating the ongoing management plan with the client. The proposal is to supply our biologist with one boat visit per month to survey the lake for any and all issues at a fixed cost per visit. After each visit a detailed report will be provided with suggestions and costs. Examples of these suggestions may mean: 10 water samples testing for current chemistry and nutrient levels (\$85.00 each), (4) water samples to test for microscopic algae type and density to identify a possible harmful algae bloom (HAB) at \$115.00 each, we need to treat 5 acres of filamentous algae in these identified areas and soon (\$647.50). Because we are basically on retainer, we offer lower labor and product cost than typical. Usually after the first year we can propose a lake budget and suggestions to your community for approval which then just streamlines the process even further. Our fixed boat visit with biologist cost would be: \$1,520.00 per month which also includes a 30 minute to one hour briefing with your onsite contact just to discuss issues or suggestions. Upon your acceptance, a formal contract will be provided for either service (ponds/lake).



The bathymetry survey cost would be: \$3,150.00. I am not suggesting this now but thought you would be interested in knowing. Our initial lead time on projects like this is 2-3 weeks. If you have any questions, please call 912-466-9800.

Sincerely,

John Crabb III
Senior Aquatics Director
Estate Management Services

Additional Relevant Equipment/Capabilities

Environmental Consulting

- Agency permitting
- Wetland Planting, Restoration and Design
- Wetland Mitigation Design
- Wetland Determination and Delineation
- UMAM/ERP Permitting
- Wildlife Taxonomy and Habitat Restoration
- Endangered Species Permits, Relocation, Management and Monitoring
- NPDES Stormwater Permit Monitoring and Compliance Management
- Surface and Ground Water Analysis
- Soil, Sediment and Sludge Analysis
- In-house laboratory services

Dredging

- (3) Dredge units with trained, dedicated operators and support crew
- In house bathymetric mapping and analysis

Natural Areas

- (5) Airboats equipped with Raven Precision Guided Spray nozzles for precise application monitoring and reporting
- Certified Natural Areas applicator

References

Janie Parrish
Common Area Manager
Sun City Hilton Head
(843) 705-4084
janie.parrish@schhca.com



Ken Lambright, GCS
Sea Island Golf Club, Retreat Course
(912) 638-3325
Kenlambright@seaisland.com

Brian Spradley
Procurement Contracting Officer
Miami Dade County
(305) 375-4706
Brian.Spradley@miamidade.gov

Upon approval of proposal, a formal contract will follow for signature.

Print Name

Signature

Email

Date

Phone #

Cory Lakes

Community Development District

EXHIBIT

14

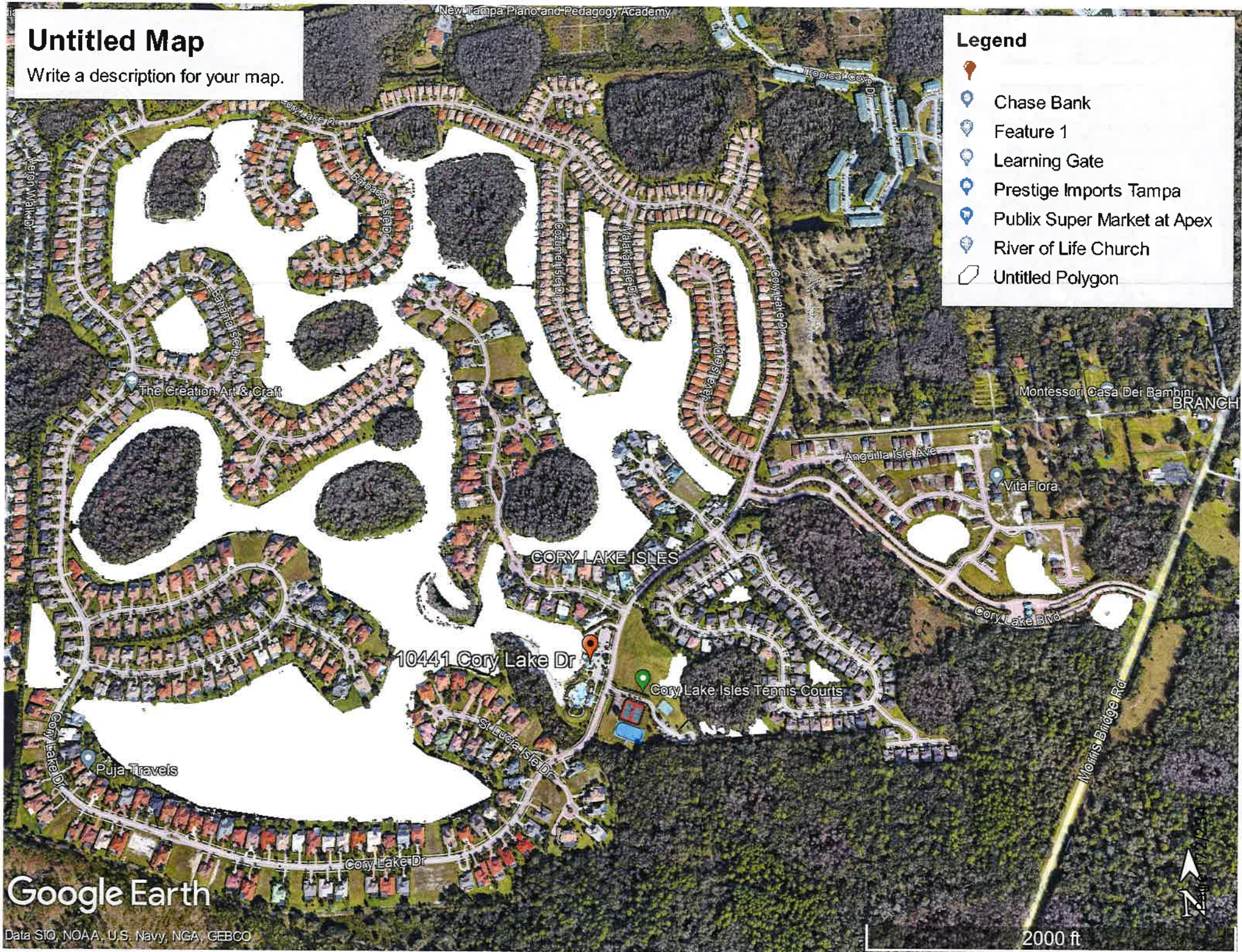
AGENDA

Untitled Map

Write a description for your map.

Legend

-  Chase Bank
-  Feature 1
-  Learning Gate
-  Prestige Imports Tampa
-  Publix Super Market at Apex
-  River of Life Church
-  Untitled Polygon



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

2000 ft

Cory Lakes

Community Development District

EXHIBIT

15

AGENDA

Baynard Park Pond 2, Beaufort South Carolina

Report Time Stamp: 2021 August 06 - 12:11 (UTC) ... [REPORT LINK](https://noxreportprod.s3.amazonaws.com/74404cab-6124-4563-9d14-d4fe3d5bbd6a/Report.html)
 (https://noxreportprod.s3.amazonaws.com/74404cab-6124-4563-9d14-d4fe3d5bbd6a/Report.html)



Survey Metadata

Data Collector: Jeremy Anderson
 Survey Time: 2021 July 26
 Stamp (UTC): - 16:04
 Starting Location: 32.276660, -80.929154
 Ending Location: 32.276673, -80.929357

Survey Statistics

Average Water Temperature:
 Survey Area: 0.597 acres
 Survey Volume: 3.010 acre ft
 Percent of Waterbody Surveyed: 99.9%
 Waterbody Area: 0.598 acres
 Estimated Waterbody Volume: 3.013 acre ft

Survey Settings

Includes Edited Data: No
 Track Buffer: 25 m
 BV Grid Cell Size: 5 m
 BV Minimum: 5.0%
 Detection - Percent: 2,400 ft
 BV Minimum: 20,000
 Detection - Depth: ft
 BV Maximum: 20,000
 Detection - Depth: ft
 BV Sonar Channel: Primary

Quality Control

Reviewer: Ian McCormack
 Comments: We have reviewed this trip. Please use the "ASK THE EXPERTS" button for this trip if you have any questions.

Survey Summary


Biovolume Analysis by Quintiles

Biovolume Analysis by Depth

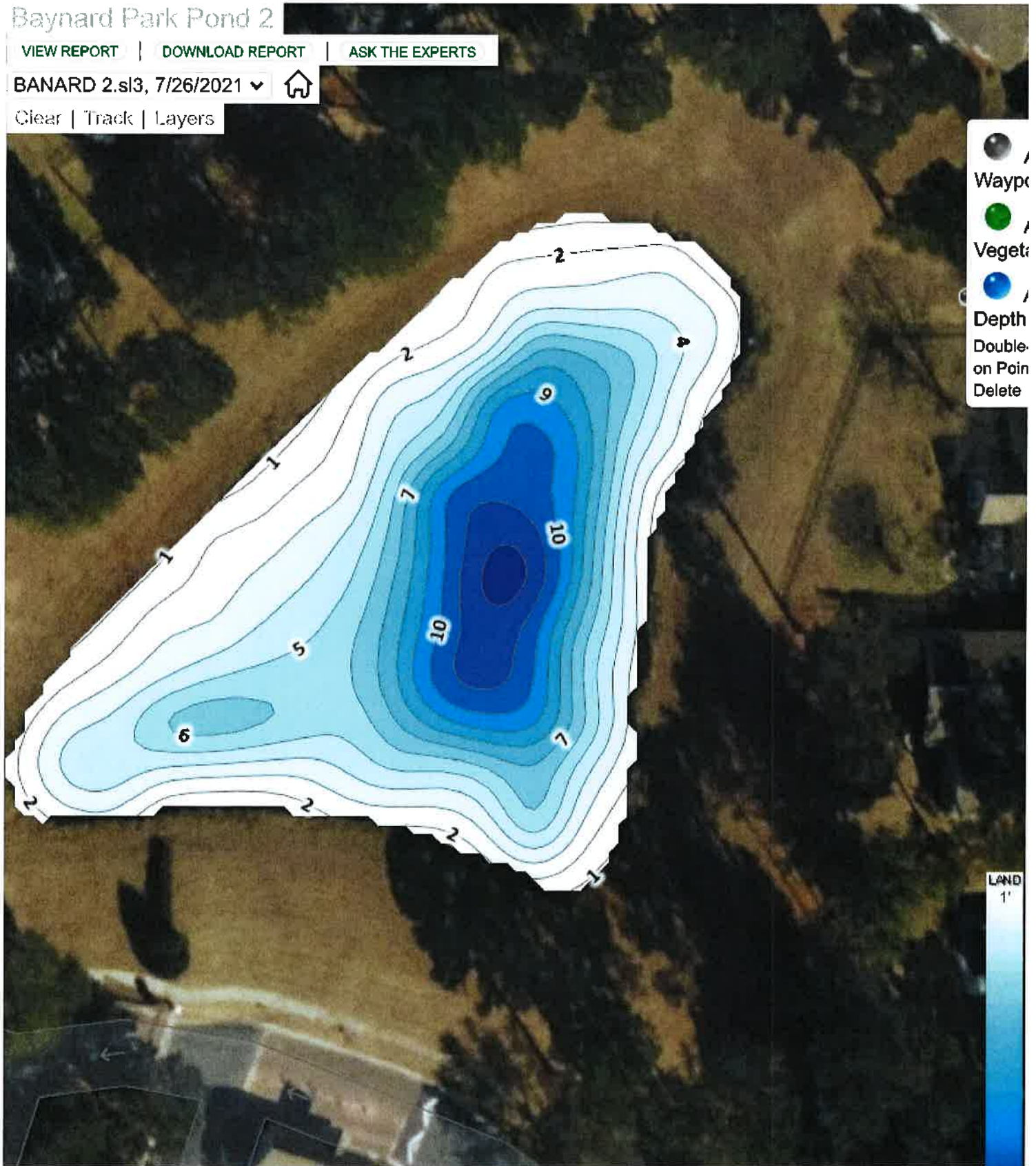
Glossary

Baynard Park Pond 2

[VIEW REPORT](#) | [DOWNLOAD REPORT](#) | [ASK THE EXPERTS](#)

BANARD 2.sl3, 7/26/2021 

[Clear](#) | [Track](#) | [Layers](#)



Baynard Park Pond 2

[VIEW REPORT](#)

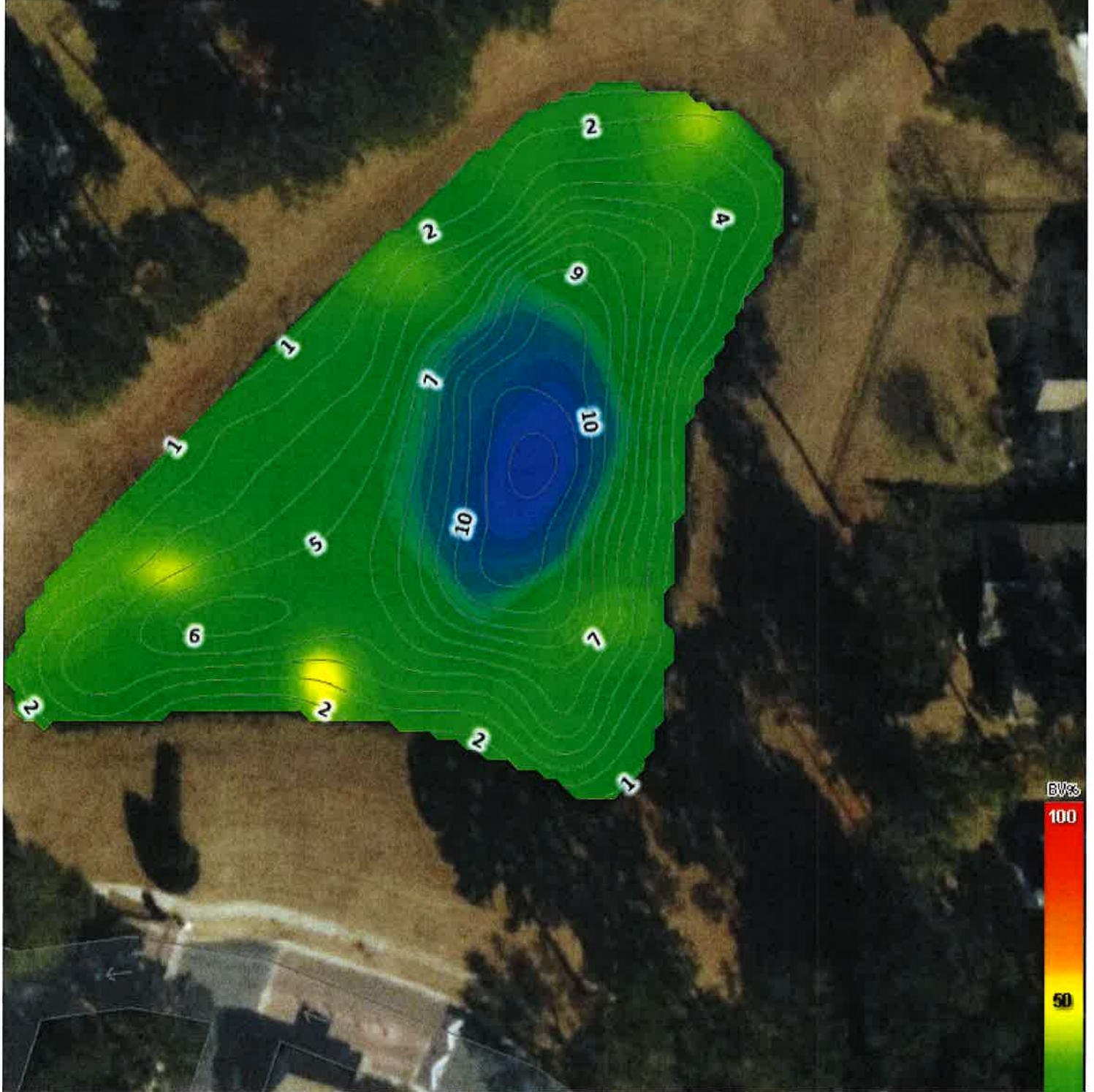
[DOWNLOAD REPORT](#)

[ASK THE EXPERTS](#)

BANARD 2.sl3, 7/26/2021



[Clear](#) | [Track](#) | [Layers](#)



Baynard Park Pond 2

[VIEW REPORT](#)

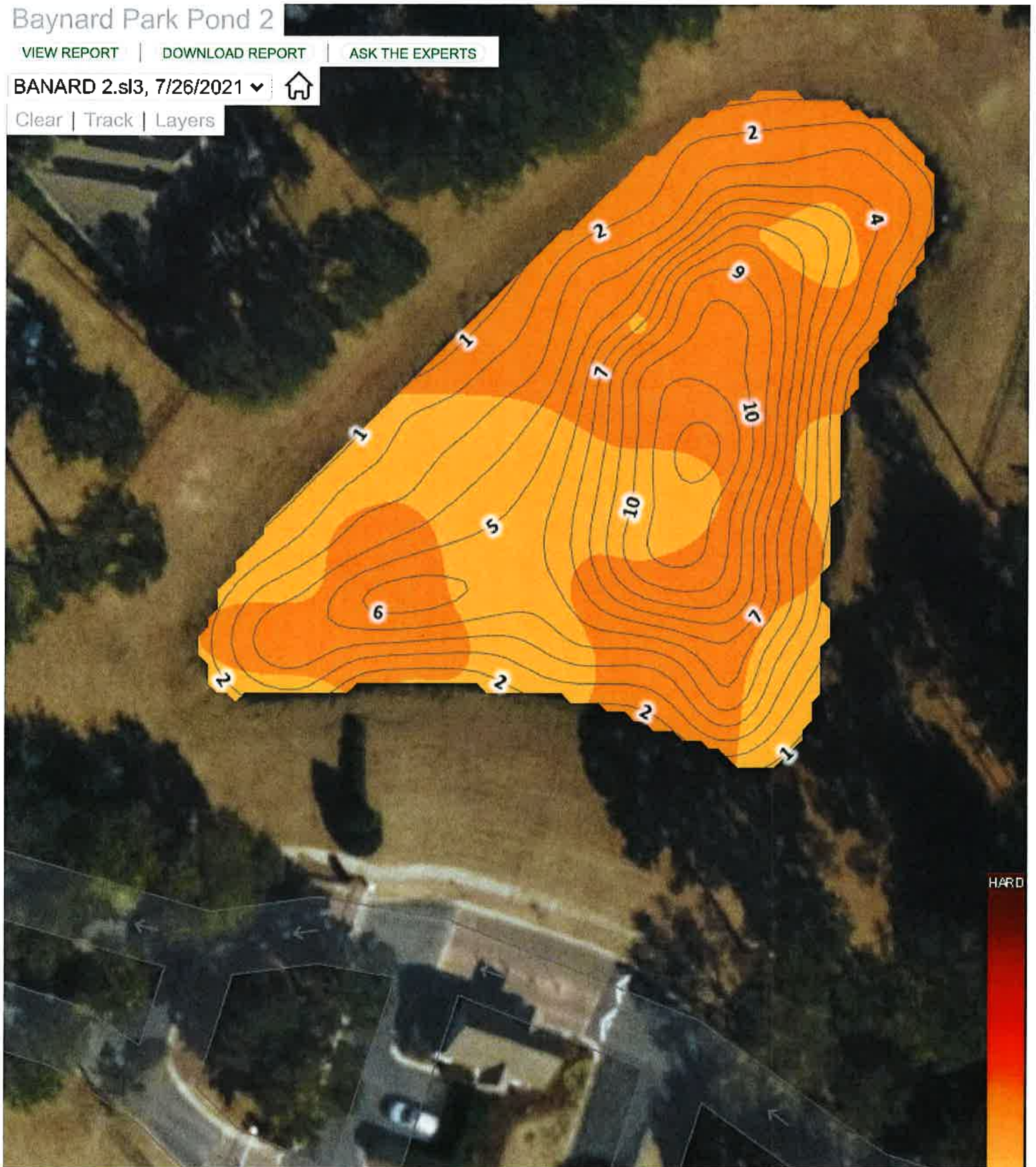
[DOWNLOAD REPORT](#)

[ASK THE EXPERTS](#)

BANARD 2.s13, 7/26/2021



[Clear](#) | [Track](#) | [Layers](#)



HARD

SOFT

25 feet

10 m

Cory Lakes

Community Development District

EXHIBIT

16

AGENDA



Cory Lake CDD

10441 Cory Lake Drive, Tampa, Florida 33647

Gate Code:



Cory Lakes

Community Development District

EXHIBIT

17

AGENDA

2024

STEADFAST

ENVIRONMENTAL



breeze

Breeze Community Management
Proposal for Pond Maintenance:
Cory Lakes CDD

Page 18 of 234 Cory Lake Drive, Tampa, Florida 33647



May 31st, 2024

Breeze Community Management

1540 International Parkway Suite 2000, Lake Mary, FL 32746

Attn: Patricia Thibault

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Cory Lakes CDD.

Program to consist of areas #1-11 as indicated on attached map. Area to be serviced measures 65,171 LF & 148.36 AC.

Occurrence: 4 events/month

Annual Cost: \$61,200.00

(\$5,100.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request. These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,



Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator



Maintenance Contract

Aquatic Maintenance Program

1. **Algicide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algicides approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 10 feet from the shoreline and 1 foot below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 10 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algicide applications.²
3. **Submersed Vegetation Control:** Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara ect. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

**These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*



Service Area



Cory Lake CDD
 10441 Cory Lake Drive, Tampa, Florida 33647

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2024.

Kevin Riemensparger
Steadfast Representative

Aquatics Director
Title

Signature of Owner or Agent

Title

Cory Lakes

Community Development District

EXHIBIT

18

AGENDA

Olin Plumbing Inc
3201 E. 8th Ave
Tampa, FL 33605

PROPOSAL COMPARISON



Presented to:
Cory Lakes Community Development District
10441 Cory Lakes Drive
Tampa, FL 33647
H: 8139861031
M: 8139244673

Location:
10441 Cory Lakes Drive
Tampa, FL 33647

Job # 37949
Proposal Comparison # PC-37949-1
Technician David C
Issue Date

Option 1

(P-37949-3)

Your Price: \$4,200.78

Single water fountain install
with bottle filler

removal and disposal of old water
fountain

Installation of new water fountain
Hook up drain and water connections

With bottle filler

Your Price

\$4,200.78

Option 2

(P-37949-2)

Your Price: \$2,100.23

Single water fountain install

removal and disposal of old water
fountain

Installation of new water fountain
Hook up drain and water connections

Your Price

\$2,100.23

Cory Lakes

Community Development District

EXHIBIT

19

AGENDA



Pricing Plans

CourtReserve

Effective June 1st, 2024



Simply better pricing

At CourtReserve, our commitment to racquet sports clubs means we recognize how our products, service model, and pricing affect our customers. Our fees are designed to be simple, transparent, and highly competitive, ensuring they never hinder your ability to provide exceptional club experiences. Our goal is to deliver a platform with the lowest possible costs and highest value, creating a seamless path to outstanding outcomes for you and your members.

Tim Owens
CEO & Co-Founder

Compare Pricing Plans

CourtReserve

Start \$99 /month

Begin your club management journey the right way.

Grow \$199 /month

Premium features and financial tools for your growing club.

Scale \$499 /month

Unlock enhanced features to fully scale your club operations.

Enterprise \$549 /month

The definitive solution that meets all your multi-location needs.

Essential Features

Start	Grow	Scale	Enterprise
Unlimited Courts	Unlimited Courts	Unlimited Courts	Unlimited Courts
Unlimited Players & Members	Unlimited Players & Members	Unlimited Players & Members	Unlimited Players & Members
Unlimited Staff, Instructors & Pros	Unlimited Staff, Instructors & Pros	Unlimited Staff, Instructors & Pros	Unlimited Staff, Instructors & Pros
Unlimited Reservations & Lessons	Unlimited Reservations & Lessons	Unlimited Reservations & Lessons	Unlimited Reservations & Lessons
Unlimited Events & Programming	Unlimited Events & Programming	Unlimited Events & Programming	Unlimited Events & Programming
Membership Management	Membership Management	Membership Management	Membership Management
Program & Clinic Management	Program & Clinic Management	Program & Clinic Management	Program & Clinic Management
Player Match-Maker	Player Match-Maker	Player Match-Maker	Player Match-Maker
Email Marketing Tools *	Email Marketing Tools *	Email Marketing Tools *	Email Marketing Tools *
Member Portal & Mobile App	Member Portal & Mobile App	Member Portal & Mobile App	Member Portal & Mobile App
Reporting Suite	Reporting Suite	Reporting Suite	Reporting Suite
			Multi-Location Management **

Financials

Start	Grow	Scale	Enterprise
-	Integrated Payments	Integrated Payments	Integrated Payments
-	Point of Sale (POS)	Point of Sale (POS)	Point of Sale (POS)
-	Batch Billing & Invoicing	Batch Billing & Invoicing	Batch Billing & Invoicing
-	Packages	Packages	Packages

Premium Features

Start	Grow	Scale	Enterprise
-	Electronic Waivers & Agreements	Electronic Waivers & Agreements	Electronic Waivers & Agreements
-	Push Notifications & Text Alerts ***	Push Notifications & Text Alerts ***	Push Notifications & Text Alerts ***
-	Stringing Module	Stringing Module	Stringing Module

Integrations

Start	Grow	Scale	Enterprise
-	Access Control \$25 /month	Access Control	Access Control
-	DUPR \$25 /month	DUPR	DUPR

Enhanced Play

Start	Grow	Scale	Enterprise
-	Leagues Platform	Leagues Platform	Leagues Platform
-	Organized Play \$99 /month	Organized Play	Organized Play

Branded Mobile App (iOS & Android)

Start	Grow	Scale	Enterprise
-	-	Configuration & Activation	Configuration & Activation
-	-	Ongoing Support & App Updates	Ongoing Support & App Updates

\$499 one-time fee

Seasonal Club? Pay \$49 /month during off-season months.

* Includes 5000 emails, with \$5 charge for each additional 1000 emails.

** Multi-Location Management is \$549 per month, per location. Only available in 'Enterprise' plan.

*** \$5 charge per 500 texts.

Cory Lakes

Community Development District

EXHIBIT

20

AGENDA



Enterprise Plan

CourtReserve

Effective June 1st, 2024



More power to you

No bloat or hidden expenses here. CourtReserve's Enterprise pricing is simple and straightforward, based on the number of facility locations and your specific customization needs.

Tim Owens
CEO & Co-Founder

Enterprise Plan \$549 / month / location

The definitive solution that meets all your multi-location needs.

A growing number of multi-location clubs use CourtReserve to streamline and centralize all their operations. The Enterprise Plan includes the following features, plus dedicated onboarding and technical support:

Essential Features

- Unlimited Courts
- Unlimited Players & Members
- Unlimited Staff, Instructors & Pros
- Unlimited Reservations & Lessons
- Unlimited Events & Programming
- Membership Management
- Program & Clinic Management
- Player Match-Maker
- Email Marketing Tools *
- Member Portal & Mobile App
- Reporting Suite
- Multi-Location Management

Financials

- Integrated Payments
- Point of Sale (POS)
- Batch Billing & Invoicing
- Packages

Premium Features

- Electronic Waivers & Agreements
- Push Notifications & Text Alerts **
- Stringing Module

Integrations

- Access Control
- DUPR

Enhanced Play

- Leagues Platform
- Organized Play

Branded Mobile App (iOS & Android)

- Configuration & Activation
 - Ongoing Support & App Updates
- \$499 one-time fee

* Includes 5000 emails, with \$5 charge for each additional 1000 emails.
** \$5 charge per 500 texts.

Cory Lakes

Community Development District

EXHIBIT

21

AGENDA

1 **SUMMARY OF MOTIONS MINUTES OF**

2 **05/16/24 REGULAR MEETING**

3 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development
5 District was held Thursday, May 16, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake
6 Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 ZOOM, at <https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09>,
8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837
9 3143 1918, Passcode: 123456.

10 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

11 Chairman Castillo called the meeting to order at 6:00 p.m., conducted roll call, and led everyone
12 in reciting the Pledge of Allegiance.

13 Present and constituting a quorum were:

14	Jorge Castillo	Board Supervisor, Chairman
15	Ann Belyea	Board Supervisor, Vice Chair
16	Ronald Acoff	Board Supervisor, Assistant Secretary
17	Rene Fontcha	Board Supervisor, Assistant Secretary
18	Cynthia McIntyre	Board Supervisor, Assistant Secretary

19 Also present were:

20	Larry Krause	District Manager, BREEZE
21	Patricia Thibault (via Zoom)	District Manager, BREEZE
22	Dominique Green	Office Administrator, CLI
23	Philip Cusumano	Facilities Manager, CLI
24	Joe LoBianco	Senior Regional VP, Allied Universal
25	Brandon Pittman	Site Supervisor, Allied Universal

27 On a MOTION by Mr. Acoff, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board accepted
28 the **April 2024 Unaudited Financial Statements**, for the Cory Lakes Community Development District.

30 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adopted
31 the **Resolution 2024-02, Spending Authority for Chairman, District Manager, and Facilities Manager,**
32 **Setting the Amount for Chairman Up to \$5,000.00, Chairman and District Manager Up to \$10,000.00,**
33 **and Facilities Manager Up to \$2,000.00 per Incident, and Not To Exceed \$6,000.00 per Calendar**
34 **Month**, for the Cory Lakes Community Development District.

36 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved
37 the **March 21, 2024, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

38
Disclaimer: Readers should be aware that these summary minutes are intended to provide highlights of topic discussions and items being considered.

39 On a MOTION by Mr. Fontcha, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
40 the **March 26, 2024, Budget Workshop Minutes**, for the Cory Lakes Community Development District.

41

42 On a MOTION by Mr. Fontcha, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
43 the **April 18, 2024, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

44

45 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board
46 approved the **Minimum of 4-Hour Shifts for the Staff**, for the Cory Lakes Community Development
47 District.

48

49 On a MOTION by Mr. Castillo, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board approved
50 the **Maintenance Plan by FL-Air Heating & Cooling in the amount of \$1,134.00**, for the Cory Lakes
51 Community Development District.

52

53

Signature

Signature

54 _____
Printed Name

54 _____
Printed Name

55 Title: Secretary Assistant Secretary

55 Title: Chairman Vice Chairman

Cory Lakes

Community Development District

EXHIBIT

22

AGENDA

1 **MINUTES OF 05/16/24 REGULAR MEETING**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development District
5 was held Thursday, May 16, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa,
6 Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM, at
7 <https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>,

8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837 3143
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22	Dominique Green	Office Administrator, CLI
23	Philip Cusumano	Facilities Manager, CLI
24	Joe LoBianco	Senior Regional VP, Allied Universal
25	Brandon Pittman	Site Supervisor, Allied Universal

26 *The following is a summary of the discussions and actions taken at the May 16, 2024 Cory Lakes CDD Board*
27 *of Supervisors Regular Meeting.*

28 **SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

29 Chairman Castillo welcomed everyone to the meeting, as well as the online attendees.

30 **THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

31 Vice Chair Belyea welcomed all and acknowledged them for attending.

32 Supervisor Acoff spoke about the budget and how they could address the concerns of the community in
33 the best way possible. He thanked everyone for their contribution and presence.

34 Supervisor McIntyre welcomed and thanked all for coming. She encouraged them to attend the budget
35 meeting on May 30.

36 **FOURTH ORDER OF BUSINESS – Audience Comments**

37 Chairman Castillo opened Audience Comments.

38 Mr. Foster informed the Board that he sent an email with pictures of gator grass. He noted that some
39 residents were holding the POA accountable for the security issues and suggested the Tampa Police Department
40 (TPD) be on site.

41 Mr. Forbes acknowledged the Board for addressing the problems in the community and said that the
42 residents should ensure the financial security of the District. He mentioned a previous drowning incident and
43 suggested that a pool attendant be present. He said that alligators should be removed. He spoke about The

44 Islander and asked to review its content. He informed everyone that the neighborhood watch program would
45 hold its second campaign on June 1 at the Morris Bridge guardhouse and said that they could reach out to him
46 to participate.

47 Mr. Dave commented on the condition of the pool and its cleanliness. He said that the staff should not
48 be responsible for cleaning and suggested that residents should collect their own trash, considering the financial
49 status of the District.

50 Mr. Halade spoke about security and emphasized restricting access to the community. He noted that the
51 budget for landscape maintenance was significant, but there could be only minimal improvements. He suggested
52 enhancing the appearance at Cory Lake Drive, considering the palm trees.

53 **FIFTH ORDER OF BUSINESS – Vendor Updates**

54 **A. Envera**

55 *There being none, the next item followed.*

56 **B. Allied Universal**

57 Mr. LoBianco addressed the Board and said that he had sent updates to the Board about rovers and
58 options to improve security, taking into account the budget.

59 1. Exhibit 1: Action Plan

60 Mr. Pittman discussed the action plan regarding quality assurance and its frequency to monitor the work.
61 Supervisor Acoff asked about the actual form, and Mr. LoBianco said that they would provide it. Supervisor
62 Acoff inquired about the changes in staff coaching and retraining and how the District could attain its goal with
63 them. He asked when they could determine that the personnel were prepared to be in a position to provide quality
64 service. Mr. LoBianco said that they focused on white-glove training, which was based on customer service.
65 Supervisor Acoff commented that the person driving the rover was not effective and said that Allied might need
66 to replace him, noting the skills a rover should have. Mr. LoBianco acknowledged the feedback and stated that
67 they included a tracking system in their proposal.

68 Chairman Castillo asked if the patrol reports were being utilized. Mr. Pittman confirmed and said that
69 they could forward the reports to them if they were not receiving any. Ms. Green stated that she did receive the
70 reports. She recognized the work of the rover, but that he was not able to hold some people to the rules.
71 Supervisor Acoff said that most of the issues were encountered at night, which should be addressed as well as
72 those at daytime, and mentioned the carrying out of post-orders. Mr. LoBianco said that they had a form that
73 included the post orders and discussed the procedure when a security concern came up. Vice Chair Belyea asked
74 about the details of the training, and Mr. LoBianco said that they would provide the information.

75 **C. Landscape Maintenance Professionals (LMP)**

76 Mr. Small was not present at the meeting. Supervisor Acoff said that LMP had been planting and noted
77 some of their activities. Vice Chair Belyea asked if they were mulching since there were new plants, but they
78 had no mulch. Mr. Cusumano said that they should and that he would not sign off on any invoices unless they
79 did the mulch.

80 **D. Solitude**

81 1. Exhibit 2: Service Report conducted on April 26, 2024

82 Supervisor Acoff commented that the report provided incomplete information. Mr. Cusumano said that
83 he received a report every week when Solitude was on site. Vice Chair Belyea asked Mr. Cusumano if the work
84 on the report was reflected in the area. Mr. Cusumano said that he had not signed off on any of their invoices.
85 Supervisor Acoff noted that the areas treated should be specific and that the plan for the following week must
86 be included. Supervisor McIntyre said that the ponds were not looking good and mentioned that she was in
87 another district where every water body was clear and maintained by Solitude. She was informed that they

88 required the manager of Solitude to be on site monthly and provide a detailed report. Mr. Cusumano said that he
89 could accompany them, but it would take some of his time away from other duties. Chairman Castillo opined
90 that Solitude could provide the pictures and suggested visiting other areas quarterly or every two months,
91 considering they have many lakes. Vice Chair Belyea said that they should have a complete assessment to
92 address the water bodies. The Board opted to have a manager from Solitude attend the June meeting. Mr. Krause
93 summarized the expectations that the Board would like to have met, and Mr. Cusumano said that he would
94 communicate with Solitude.

95 **SIXTH ORDER OF BUSINESS – Financial Items**

96 **A. Exhibit 3: Consideration/Acceptance of the April 2024 Unaudited Financial Statements**

97 Ms. Thibault informed the Board that she would be present at the Budget Meeting on May 30. She
98 discussed the Financial Statements and said that the District was trending favorably, acknowledging the
99 conservative measures taken by the Board. Vice Chair Belyea asked about the revenue from events at the Beach
100 Club. Ms. Thibault said that it was under Rental Income in the amount of \$7,796 on page 15, line 8, and noted
101 that it was for seven months. Ms. Green said that from February to April, there should be about \$6,000 from
102 rental and clarified that reimbursements were not included. Ms. Thibault stated that Breeze got their information
103 from Square and noted that the total amount for the Bar Code Access and the Rental Income was about \$12,000.

104 Supervisor McIntyre asked if there were any sponsorships for the Spring Festival, and Ms. Green
105 advised there were none. Vice Chair Belyea asked about the \$1,191 for Event/Sponsorship, and Ms. Green said
106 that it was for the Fall Festival. Supervisor McIntyre mentioned the invoice from last month and asked if there
107 was a DJ. Ms. Green clarified the details of the invoice.

108 Supervisor Acoff inquired about the \$300 Tennis Contract Revenue. Supervisor McIntyre said that she
109 had talked to the tennis coach, who stated that her tennis lesson articles for The Islander were denied based on
110 its promotional content. Ms. Green said that she was advised to be careful when allowing advertisements. Mr.
111 Krause asked the Board for their direction on what articles to promote. Vice Chair Belyea clarified that
112 advertising for the tennis coach was not part of the contract. The Board had a discussion about the promotion
113 and decided that Supervisors should not be involved in any advertisements. Supervisor Acoff added that Breeze
114 would make that determination.

115 Chairman Castillo asked about the high cost of Legal Advertising and Sunshine Board on page 15, line
116 27. Ms. Thibault said that it was because the District needed to advertise every time a meeting date was changed
117 or added, as well as the Request For Proposals (RFP).

118 Supervisor McIntyre spoke about Payroll Taxes and Services and asked if the money was returned from
119 ADP. Ms. Thibault said that they were still in conversation with ADP and that the deposit would be remitted to
120 the District. She added that she gave them until the end of the month to address them, and if not, Mr. Babbar
121 would send a letter to Wrathell Hunt.

122 Supervisor Acoff asked about the overbudget on Contract Virtual Guard on page 16, line 54. Ms.
123 Thibault said that she would ask Envera since it was based on their billings.

124 Supervisor Fontcha inquired about the Insurance on page 15, line 16. Ms. Thibault said that Egis had
125 confirmed that their insurance was to be \$51,459, but Wrathell Hunt had not impacted the budget with that. She
126 informed the Board that Egis had not responded yet about the Depreciated Value Policy. Supervisor Acoff
127 acknowledged the work of Ms. Thibault on the Financial Statements.

128 Chairman Castillo asked about the Tree Removal, Replacement, and Trimming on page 17, line 78. Ms.
129 Thibault said that the line item included the invoice under Mr. Hall and added that she was not anticipating any
130 more amounts unless a tree was removed.

131 On a MOTION by Mr. Acoff, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board accepted the
132 **April 2024 Unaudited Financial Statements**, for the Cory Lakes Community Development District.

133 1. Exhibit 4: Variance Report for April 2024

134 **SEVENTH ORDER OF BUSINESS – Business Items**

135 **A. Exhibit 5: Consideration/Adoption of Resolution 2024-02, Spending Authority for Chairman,**
136 **District Manager, and Facilities Manager**

137 Supervisor Acoff asked for the date of the Resolution to be changed. Mr. Krause addressed the Board,
138 and said that it was brought back from last month. He asked the Board for the amount to be set for the Chairman,
139 District Manager, and Facilities Manager. Vice Chair Belyea recalled that the Temporary Spending Authority
140 for Facilities Manager was \$5,000 in the 30-day period and \$1,000 for each item, and the Board confirmed.
141 Supervisor McIntyre asked who would be responsible for signing contracts. Chairman Castillo said that it was
142 for emergency situations, and Vice Chair Belyea added that the contract might need to be executed for the work
143 to proceed. Mr. Krause discussed the process and mentioned that staff could sign off on a one-time bill or a
144 short-term contract, such as the repair of the air-conditioning unit in the gym that was raised last weekend by
145 Mr. Cusumano. Supervisor McIntyre said that someone should co-sign the contract to verify if it was within the
146 budget. Supervisor Acoff stated that they should finalize the Resolution and identify the chain of command
147 during emergencies. He advised communicating first with Mr. Krause, and if he or Ms. Thibault were not
148 available, it would be Chairman Castillo and then Vice Chair Belyea. Supervisor Acoff commented that \$1,000
149 was not sufficient. Chairman Castillo noted that Mr. Cusumano recently spent \$1,600 on the thermostat.
150 Supervisor Acoff asked if \$2,000 per incident and not to exceed \$6,000 per month would be enough, and Mr.
151 Cusumano confirmed.

152 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adopted the
153 **Resolution 2024-02, Spending Authority for Chairman, District Manager, and Facilities Manager, Setting**
154 **the Amount for Chairman Up to \$5,000.00, Chairman and District Manager Up to \$10,000.00, and**
155 **Facilities Manager Up to \$2,000.00 per Incident, and Not To Exceed \$6,000.00 per Calendar Month,** for
156 the Cory Lakes Community Development District.

157 Supervisor Acoff asked about the process if Mr. Cusumano was not present and Ms. Green was. Mr.
158 Krause said that Ms. Green would reach out to him in an emergency situation, as has been done.

159 **B. Exhibit 6: Consideration/Adoption of Resolution 2024-03, Approving Proposed Budget for FY**
160 **2024-2025 and Setting a Public Hearing**

161 Mr. Krause informed the Board that this item would be brought back to the May 30 meeting and
162 explained the highwater budget briefly.

163 **C. Discussion: Tampa Police Department (TPD) Patrolling Hours**

164 Mr. Krause suggested discussing the number of patrolling hours and informed the Board that they could
165 do a closed session for security concerns, which would need to be advertised. Chairman Castillo said that the
166 residents were requesting for police to be on site. Supervisor McIntyre spoke about the unused budget for the
167 year in the amount of \$9,333. Supervisor Acoff asked Mr. Krause to determine the availability of TPD. Mr.
168 Krause restated that the direction of the Board was to continue with TPD based on the remaining budget of the
169 fiscal year for Off-duty Policing, dividing it evenly for the weeks left.

170 **D. Discussion: Security and Resident Interactions**

171 *There being none, the next item followed.*

172 **E. Exhibit 7: Discussion – CDD Rules and Regulations - Updates on Pages 12-16**

173 Mr. Krause explained the tracked changes, as suggested by each Supervisor. Supervisor McIntyre asked
174 if the CDD could allow golf carts, considering the POA covenants. Mr. Krause advised consulting with Mr.
175 Babbar. Chairman Castillo recalled that they would need license plates to be on the road. Mr. Krause mentioned
176 other requirements, such as lights. Chairman Castillo noted that the TPD had the authority to enforce.

177 Supervisor McIntyre asked about the licensed individuals on page 46, item 20. Supervisor Acoff
178 suggested addressing the item with Mr. Babbar. Mr. Krause said that the Board could have a discussion, and
179 then he could forward the concerns to District Counsel. Supervisor McIntyre asked if the District would need a
180 policy that residents could not have firearms on CDD property. Vice Chair Belyea said that it was under
181 government law. Mr. Krause asked the Board if he should proceed with the submission of updates as presented
182 to Mr. Babbar. Supervisor McIntyre asked if the Beach Club was closed or open but could not be rented on the
183 stated holidays on page 47, item 25, for staff to have their time off. Ms. Green said that the facility was closed
184 for the holidays, including the fingerprint access, to preserve its cleanliness and maintenance. Mr. Cusumano
185 mentioned that there was a secondary lock. Supervisor Acoff said that there were risks if the Beach Club would
186 be open on holidays, and Mr. Krause added that if anything happened, staff would be called. The Board decided
187 to leave the Beach Club closed on specific holidays, as stated on item 25.

188 Supervisor McIntyre stated that the fees should not be included in item 2, page 50, in order to reduce
189 changes later. She proposed increasing the rental fee for the Pool Party to \$100 on page 53, item 4. She asked if
190 Ms. Green scheduled staff for rentals, and Ms. Green confirmed, which was why they charged for it. Chairman
191 Castillo mentioned that the rented pool was good for four hours. The Board agreed to raise it to \$100.

192 Supervisor McIntyre spoke about the liabilities of alcohol and said that alcohol should be prohibited.
193 Supervisor Acoff asked how the pool attendant could enforce it. Chairman Castillo suggested consulting with
194 Mr. Babbar. Ms. Green said that the attendant would contact her to come up to the event to warn the people
195 involved and call the police. She added that if they did not follow the rules, they could not rent the facility
196 anymore. Supervisor Acoff asked Mr. Krause to have District Counsel review the changes.

197 The Board decided to review pages 17-34 at the next meeting. Mr. Krause asked the Board to submit
198 the tracked changes in a Word document by June 11.

199 1. Exhibit 8: Pool Party Reservation Agreement

200 *The Board decided to table this item to next meeting.*

201 2. Exhibit 9: Access to and Use of Pool Facilities and Equipment Agreement

202 *The Board decided to table this item to next meeting.*

203 **F. Discussion: Alligators and Alligator Removal**

204 Mr. Krause discussed the process of removing alligators. Supervisor McIntyre recalled an email that
205 was distributed, stating that Mr. Cusumano was the only person who could call the alligator trappers. Mr. Krause
206 clarified that residents could not directly contact the trappers. Supervisor Acoff asked to send out the email to
207 residents again, including the instructions if an alligator was considered a nuisance.

208 **G. Discussion: Review of Contracts**

209 1. Exhibit 10: Navitas Credit Corp./Gator Ford Truck Sales, Inc.

210 Supervisor McIntyre asked if the District was still paying for it. Ms. Green said that she recently received
211 an invoice for the truck. Supervisor McIntyre recalled that JCS could provide a security vehicle at no charge.
212 Chairman Castillo asked staff to clarify the details on the invoice and hold the payment, as the truck should have
213 been paid off already.

214 2. Exhibit 11: Illuminations Holiday Lighting

215 Supervisor Acoff asked about the new rate for the next fiscal year. Mr. Krause said that staff could
216 communicate with the current vendor and check if they could give a 3-year discount. The Board asked Mr.
217 Cusumano to provide additional quotes for holiday lighting.

218 **EIGHTH ORDER OF BUSINESS – Approval of Minutes**

219 **A. Board of Supervisors Regular Meeting: March 21, 2024**

- 220 1. Exhibit 12: Summary of Motions
- 221 2. Exhibit 13: Regular Meeting

222 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
223 **March 21, 2024, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

224 **B. Board of Supervisors Budget Workshop: March 26, 2024**

- 225 1. Exhibit 14: Budget Workshop

226 On a MOTION by Mr. Fontcha, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
227 **March 26, 2024, Budget Workshop Minutes**, for the Cory Lakes Community Development District.

228 **C. Board of Supervisors Budget Workshop: April 18, 2024**

- 229 1. Exhibit 15: Summary of Motions
- 230 2. Exhibit 16: Regular Meeting

231 On a MOTION by Mr. Fontcha, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
232 **April 18, 2024, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

- 233 3. Exhibit 17: Action/Agenda or Completed Items

234 **NINTH ORDER OF BUSINESS – Staff Reports**

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

236 Supervisor McIntyre asked about the weir project. Chairman Castillo recalled that Ms. Thibault stated
237 that she would reach out to another company for the rate. Mr. Krause said that he would check on it.

238 **B. Office Administrator (OA): Dominique Green**

- 239 1. Exhibit 18: May 2024 OA Report

240 Ms. Green addressed the Board and discussed the report. She said that she recently gained access to the
241 electronic signs at the entrances and would do so moving forward. Supervisor McIntyre asked Ms. Green to
242 update a sign, and Ms. Green confirmed.

243 Ms. Green mentioned that there were complaints about the pool and noted that the Facilities Manager
244 used to supervise the pool attendant. She said that the Management opted not to hire a pool attendant due to
245 budget restrictions. She explained how she and her staff manage the work. Supervisor Acoff said that such
246 concerns should be addressed at the Budget Meeting. Supervisor McIntyre noted that the Board would like
247 Breeze to manage District employees. Ms. Green mentioned some issues that were supposed to be raised with
248 the Board. She added that paychecks were not paid on time and said that she would like to have a system for
249 reporting their concerns. She added that the income generated for the District should cover the costs of keeping
250 staff on the payroll. She opined that she was doing what she could to resolve some issues in the community.
251 Supervisor Acoff advised Ms. Green to create a strategic plan. Ms. Thibault acknowledged the concerns of Ms.
252 Green and said that Breeze had utilized the staff-provided metrics and the budget, which demonstrated new staff
253 was not required. Ms. Green discussed the weekly schedule of staff.

254 Vice Chair Belyea asked how the 20 hours per week would cover the pool area, considering school
255 being out and an expected increase in usage as a result. Ms. Thibault informed the Board that there was an issue
256 regarding the cleanliness of the pool area and that the pool was not, and previously had not been, covered
257 budgetarily for 12-hours a day. She said that Mr. Cusumano was cleaning the pool every morning and suggested
258 having a facility attendant every Thursday and Friday afternoon and the whole day of Saturday and Sunday to
259 maintain its cleanliness. She mentioned that job descriptions would be changed for staff to work at both the

260 office and facilities. Vice Chair Belyea reviewed the schedule of the staff and the amenities. Ms. Thibault said
261 that the District had three facilities attendants and asked the Board if they would increase the budget for this
262 item since it was under budget last year. Supervisor Acoff asked Ms. Thibault for an analysis of staffing to give
263 the Board an overview. Ms. Thibault said that it was sent out and used the metrics the staff provided, and she
264 mentioned that two personnel were at the office at 9 a.m., which was shown to be a slow time based on the staff
265 metrics. Supervisor McIntyre summarized the current work plan for the pool area. Vice Chair Belyea commented
266 that the staff should work a minimum of 4-hour shifts, considering their transportation costs. Ms. Thibault said
267 that they could set the 4-hour minimum. Supervisor Acoff asked Ms. Thibault to inform the Board if there would
268 be a budget increase.

269 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved
270 the **Minimum of 4-Hour Shifts for the Staff**, for the Cory Lakes Community Development District.

271 Ms. Thibault noted that the pool attendant hours could be adjusted to 3:30 p.m. to 7:30 p.m.

272 Ms. Green asked the Board who she would reach out to for the Emerge System. Supervisor Acoff said
273 that she could contact Mr. Krause for that.

274 **C. Facilities Manager: Philip Cusumano**

275 1. Exhibit 19: April 2024 Activity Report

276 Supervisor Acoff asked about the current condition of the pool. Mr. Cusumano said that there was a
277 blown circulator motor, which would be replaced the next day. Ms. Green added that there was a damaged pool
278 step, and Mr. Cusumano stated that he would address that.

279 Supervisor McIntyre inquired about the streetlights. Mr. Cusumano said that the District would not be
280 charged for the 26 streetlights that were on all day for a month. He opined that TECO was responsible for those
281 streetlights.

282 Chairman Castillo asked Mr. Cusumano if he had found the pressure washer. Mr. Cusumano confirmed
283 and said that he washed about half of the pool deck. He mentioned that he had a new part-time assistant to work
284 on the District projects. Mr. Cusumano spoke about the maintenance gators, which should be repaired. He said
285 that he submitted a proposal to Ms. Thibault for paving repair and discussed the details that would cost less.

286 Chairman Castillo asked if they could start painting the small isle entry monuments, and Mr. Cusumano
287 confirmed. Supervisor McIntyre recalled a grade card for the Facilities Manager to rate the work of the vendors,
288 and Mr. Cusumano said that he would check into it.

289 Supervisor Acoff spoke about the new roofs on all the buildings and asked if they could reach out to the
290 vendor to inspect the roofs before the hurricane season in order to prepare for it.

291 Supervisor McIntyre noted that the hockey rink should be addressed. Mr. Cusumano said that he had
292 talked to a vendor about it. Supervisor Acoff asked for an update on the volleyball court. Mr. Cusumano stated
293 that it would be finished by tomorrow, including the repair of netting and the replacement of sand. He added
294 that he could raise the middle of the court to help with the drainage. Chairman Castillo asked about the sand for
295 the beach. Mr. Cusumano said that he could acquire 81 cubic yards of sand, but he would need assistance or
296 equipment to move them. Supervisor McIntyre asked if the sand was sufficient and what its cost was. Mr.
297 Cusumano said that it would not be enough to do the beach, considering the expectations.

298 2. Exhibit 20: FL-Air Heating & Cooling – Maintenance Plan - \$1,134.00

299 On a MOTION by Mr. Castillo, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board approved the
300 **Maintenance Plan by FL-Air Heating & Cooling in the amount of \$1,134.00**, for the Cory Lakes Community
301 Development District.

302 Mr. Cusumano spoke about the radar speed signs and some items that should be repaired. He said that
303 the men's door at the gym was fixed.

304 Supervisor Acoff noted that manholes should be addressed, and Chairman Castillo asked Mr. Krause to
305 add them to the agenda for the May 30 meeting.

306 **D. District Counsel: Straley Robin Vericker, P.A.**

307 Supervisor McIntyre asked about the status on Cachet Isle and recalled that Mr. Babbar would send an
308 email about closing the roads and privatizing them.

309 Supervisor Acoff mentioned the storm drain report, and Mr. Cusumano said that he would send
310 proposals to Ms. Thibault and Mr. Krause.

311 **E. District Manager: BREEZE**

- 312 1. Exhibit 21: Presentation of Registered Voter Count – 2,204
- 313 2. Discussion: The Islander
- 314 3. Discussion: Employee Hours and Job Description
- 315 4. Discussion: Getting Proposals for a Utility Cart for Office Staff
- 316 5. Discussion: Attire and Name Badges for Office Staff
- 317 *The Board decided to table items 2-5 to June meeting.*
- 318 6. Exhibit 22: FY 2023-2024 Meeting Schedule
- 319 7. Quorum Check for Special Meeting – 05/30/24 at 6:00 p.m.
- 320 8. Quorum Check for Regular Meeting – 06/20/24 at 6:00 p.m.

321 **TENTH ORDER OF BUSINESS – Audience Comments – New Business**

322 Chairman Castillo opened Audience Comments.

323 Ms. Delgatto stated that she was a former pool attendant and noted that pool parties did not require a
324 lifeguard. She suggested discontinuing pool parties and removing garbage cans to encourage people take their
325 own trash. She added that people who would like to have a pool party should be responsible for hiring a lifeguard.
326 She said that there were complaints about the way office staff handled people, but she had been respected by
327 them. She noted that the busy hours at the pool for summer would be from 10:00 a.m. to 1:00 p.m. Supervisor
328 Acoff acknowledged her recommendation of hiring a lifeguard by people having the party.

329 Mr. Carpenter commented that the water fountain had not been working for two months and should be
330 resolved. Chairman Castillo asked about the water fountain at the gym, and Vice Chair Belyea said that the level
331 was low. Chairman Castillo asked Mr. Cusumano to have it repaired. Mr. Carpenter said that the three
332 maintenance gators were not functioning properly. The Board advised that the gator was an emergency item to
333 be addressed by Mr. Cusumano.

334 **ELEVENTH ORDER OF BUSINESS – Supervisors Requests**

335 *There being none, the next item followed.*

336 **TWELFTH ORDER OF BUSINESS – Adjournment**

337 Chairman Castillo adjourned the meeting at 9:27 p.m.

338 **Each person who decides to appeal any decision made by the Board with respect to any matter considered at*
339 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
340 *including the testimony and evidence upon which such appeal is to be based.*

341 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
342 meeting held on _____.

343

Signature

Signature

344 _____
Printed Name

Printed Name

345 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

Cory Lakes

Community Development District

EXHIBIT

23

AGENDA

1 **SUMMARY OF MOTIONS MINUTES OF**

2 **05/30/24 BUDGET MEETING**

3 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

4 The Budget Meeting of the Board of Supervisors of the Cory Lakes Community Development
5 District was held Thursday, May 30, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake
6 Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 ZOOM, at <https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>,
8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837
9 3143 1918, Passcode: 123456.

10 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

11 Chairman Castillo called the meeting to order at 6:04 p.m., conducted roll call, and led everyone
12 in reciting the Pledge of Allegiance.

13 Present and constituting a quorum were:

14	Jorge Castillo	Board Supervisor, Chairman
15	Ann Belyea	Board Supervisor, Vice Chair
16	Rene Fontcha	Board Supervisor, Assistant Secretary
17	Cynthia McIntyre	Board Supervisor, Assistant Secretary

18 Also present were:

19	Larry Krause	District Manager, BREEZE
20	Patricia Thibault	District Manager, BREEZE
21	Dominique Green	Office Administrator, CLI
22	Philip Cusumano	Facilities Manager, CLI

24 On a MOTION by Ms. McIntyre, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board
25 approved the **Awarding of Contract to JCS Investigations in the amount of \$411,840.00/yr**, for the Cory
26 Lakes Community Development District.

28 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board
29 approved the **Cleaning Services by Sunshine Cleaning Crew LLC in the amount of \$1,300.00/month,**
30 **With the Increase in Number of Days until Labor Day, Meeting the Requirements on Certificate of**
31 **Insurance, and Addressing the Tables and Other Furniture,** for the Cory Lakes Community
32 Development District.

34 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board
35 approved **Setting a Contingency Line Item in the amount of \$350,000.00 For the Weir Project,** for the
36 Cory Lakes Community Development District.

37
Disclaimer: Readers should be aware that these summary minutes are intended to provide highlights of topic discussions and items being considered.

38 On a MOTION by Ms. Belyea, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board adopted
39 the **Resolution 2024-03, Approving Proposed Budget for FY 2025 and Setting a Public Hearing, With**
40 **the Noted Budget Changes**, for the Cory Lakes Community Development District.

41

42 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board
43 approved **Office Administrator to Supervise Staff and Operate within Agreed Schedule and Budget**,
44 for the Cory Lakes Community Development District.

45

46

Signature

Signature

47 _____
Printed Name

Printed Name

48 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

Cory Lakes

Community Development District

EXHIBIT

24

AGENDA

1 **MINUTES OF 05/30/24 BUDGET MEETING**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The Budget Meeting of the Board of Supervisors of the Cory Lakes Community Development District
5 was held Thursday, May 30, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa,
6 Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM, at
7 <https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>,

8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837 3143
9 1918, Passcode: 123456.

10 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

11 Chairman Castillo called the meeting to order at 6:04 p.m., conducted roll call, and led everyone in
12 reciting the Pledge of Allegiance.

13 Present and constituting a quorum were:

14	Jorge Castillo	Board Supervisor, Chairman
15	Ann Belyea	Board Supervisor, Vice Chair
16	Rene Fontcha	Board Supervisor, Assistant Secretary
17	Cynthia McIntyre	Board Supervisor, Assistant Secretary

18 Also present were:

19	Larry Krause	District Manager, BREEZE
20	Patricia Thibault	District Manager, BREEZE
21	Dominique Green	Office Administrator, CLI
22	Philip Cusumano	Facilities Manager, CLI

23 *The following is a summary of the discussions and actions taken at the May 30, 2024 Cory Lakes CDD Board*
24 *of Supervisors Budget Meeting.*

25 **SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

26 Chairman Castillo thanked everyone for attending the meeting and said that the objective was to ensure
27 financial accountability.

28 **THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

29 Supervisor Fontcha stated that the budget meeting was relevant for the community. He acknowledged
30 the presence of the residents and the vendors.

31 Vice Chair Belyea agreed with the statements of Supervisor Fontcha and thanked all for attending. She
32 said that she looked forward to the presentations.

33 Supervisor McIntyre thanked everyone for being present and stated some of the duties and
34 responsibilities of the Supervisors regarding the management and budget of the District. She mentioned that
35 three seats were up for election and expressed her appreciation for the trust given to her by the residents. She
36 said that the Board aimed to maintain the quality of the District and encouraged everyone to contribute to making
37 the community better.

38 **FOURTH ORDER OF BUSINESS – Audience Comments**

39 Chairman Castillo opened Audience Comments.

40 Mr. Aliaga spoke about the pool hours, noting the different schedules on the sign and on the website.
41 He said that the Morris Bridge entrance was updated, but a big tree branch was hanging down and needed to be
42 addressed.

43 Ms. Carroll stated that she would like security personnel or an adult to monitor the children at the pool.
44 She mentioned that she had reached out to Mr. Cusumano about the alligator grass on her property. She said that
45 it should have been monitored and addressed by the vendor. She then spoke about washing the sidewalks since
46 they did not look good, as well as the street gutters.

47 **FIFTH ORDER OF BUSINESS – Business Items**

48 Ms. Thibault addressed the Chairman and discussed the purpose of the meeting. She noted that each
49 vendor would be given 10 minutes for their presentations.

50 **A. Consideration of Security Service Proposals:**

51 1. Exhibit 1: A&A Services - \$470,321.28/yr

52 *The proposer was not present at the meeting.*

53 2. Exhibit 2: Aegis Protective Services - \$478,707.84/yr

54 Mr. Zamudio introduced himself and started the presentation. He said that their employees were
55 provided with a fair wage and proper training. Supervisor McIntyre asked about the AI Robotics. Mr. Zamudio
56 discussed the details as well as the cameras. Chairman Castillo clarified that the robots and cameras were not
57 included in the proposal, and Mr. Zamudio confirmed. Supervisor McIntyre asked how they would control
58 speeding. Mr. Zamudio said that they would interact properly with the community due to the enforcement
59 restriction. Supervisor McIntyre asked about their procedure for car break-ins. Mr. Zamudio said that the onsite
60 security personnel would be dispatched to the location to gather information, including pictures of vehicles with
61 descriptions, and that they could call the police, depending on the preference of the District. He added that they
62 would contact the guard at the other gates to monitor the people going out, and he mentioned the cameras to be
63 used. Supervisor McIntyre asked about the percentage of staff who were former military. Mr. Zamudio said that
64 it would depend on the area. Supervisor McIntyre inquired about their employee retention and if they were
65 armed. Mr. Zamudio responded they have about a 75% retention rate and said that they did not carry guns unless
66 the District would request that service. Supervisor McIntyre asked if they would provide a security vehicle. Mr.
67 Zamudio said that there would be a charge, but they were informed they could use the District truck available in
68 the community. Supervisor McIntyre asked if their rover could check the facilities to verify if the people were
69 allowed to be there, and Mr. Zamudio confirmed.

70 Supervisor Fontcha asked what other communities they served. Mr. Zamudio said that they were not
71 providing service to any CDDs in Tampa, only in some establishments, but they have communities in Ohio. He
72 stated that they would customize their action plan based on the needs of the District. Vice Chair Belyea asked if
73 new employees would be assigned in the area. Mr. Zamudio said that they would be onsite to train their
74 personnel. Vice Chair Belyea inquired if they required staff to wear uniforms, and Mr. Zamudio confirmed.
75 Supervisor McIntyre asked if they have a 30-day transition, and Mr. Zamudio said that they do. The Board noted
76 that some vendors included taxes. Chairman Castillo asked the number of employees, and Mr. Zamudio
77 responded that there were about 560 nationwide and about 120 in Florida.

78 Ms. Thibault informed the Board that the rover and security were paid for by the CDD. She said that the
79 break-ins of cars in driveways were not covered by CDD due to them being on private property. She noted that
80 the security personnel could not issue a ticket because they had no police authority. She added that Navitas
81 Credit Corp. was being paid for the rover vehicle, which was renegotiated in 2022 and would be terminated in
82 2025. She stated that there were three contracts.

83 Supervisor McIntyre spoke about the POA and CDD agreement in which the CDD would forward any
84 speeding reports to the POA, and then the POA would issue the violation. Ms. Thibault said that if the District
85 Counsel approved, the Board could proceed. Vice Chair Belyea clarified that it was a violation of the covenants.

86 3. Exhibit 3: JCS Investigations - \$411,840.00/yr

87 Mr. Scanlon discussed the inclusions in the proposal. He said that they could put a pool monitor onsite
88 free of charge to ensure the safety of the children. Chairman Castillo asked for the schedule of the personnel to
89 be assigned at the pool. Mr. Scanlon said that it would depend on the needs of the community and explained
90 possible options. Chairman Castillo inquired about the use of their own security vehicle at no charge, and Mr.
91 Scanlon confirmed. Supervisor McIntyre asked about the retention of employees. Mr. Scanlon said that most of
92 them stayed for about three to four years because they tend to pursue law enforcement. Supervisor McIntyre
93 asked about the percentage of employees that were involved in the military, and Mr. Scanlon answered about
94 10-20%. Supervisor McIntyre asked if the rover could verify that the people at the facilities were permitted to
95 be there, and Mr. Scanlon confirmed. Supervisor McIntyre inquired about their plan to minimize speeding. Mr.
96 Scanlon mentioned that they have speed radars. Supervisor McIntyre asked about their investigation procedure
97 for car break-ins. Mr. Scanlon said that they deploy officers to monitor and observe the streets to let residents
98 know that they are protected. Chairman Castillo inquired about the number of speed radars they would install.
99 Mr. Scanlon answered that they have two.

100 Vice Chair Belyea asked about the response time in case of an emergency, and Mr. Scanlon said that it
101 would be about 10-20 minutes. Chairman Castillo asked about the \$20/hr, and Mr. Scanlon stated that it was the
102 billing. Chairman Castillo also asked about the payment to the guards, and Mr. Scanlon said that it would depend
103 on the job description of the personnel. Supervisor Fontcha inquired about the assignment of security, and Mr.
104 Scanlon said that he could designate a specific officer in a location. Supervisor Fontcha asked how they could
105 handle the number of people during the holidays. Mr. Scanlon said that the rover should be moving around and
106 controlling the situation. Chairman Castillo asked about the transition period, and Mr. Scanlon said that they
107 would be ready the day of. Supervisor Fontcha asked about the rotation rates for their accounts. Mr. Scanlon
108 said that they lost an account due to a change of management, but the residents there wanted them back for their
109 service. He added that they would assess the concerns of the community and address them.

110 Ms. Thibault informed the Board that Supervisor Acoff sent a list of questions and observations for the
111 Board to review. She read them, stating that the lowest bidder should not be solely considered and that JCS could
112 be questionable based on the presentation at the last meeting. She added that the Board should determine the
113 most responsible bidder and that there might be additional services to include. Vice Chair Belyea asked if the
114 Board should decide tonight. Ms. Thibault advised that they should since the meeting was set for the Board to
115 decide.

116 4. Exhibit 4: Nation Security - \$431,402.40/yr

117 *The proposer was not present at the meeting.*

118 5. Exhibit 5: Security Solutions of America - \$495,443.52/yr

119 Mr. Brentnell introduced himself along with Mr. Otero and Mr. Gatchell. Mr. Brentnell presented the
120 proposal and said that they put their salaries to be transparent. He emphasized the importance of people and
121 communication. Mr. Otero spoke about the management and said that they could send out reports and assign
122 tasks. He added that they would not have an increase for 2 years and that the skills needed upon hiring employees
123 were evaluated. Vice Chair Belyea asked if they manage similar districts in the area. Mr. Gatchell and Mr.
124 Brentnell confirmed. Chairman Castillo asked the number of employees, and Mr. Otero responded about 2,400
125 operating in 25 states, mostly in the Southeast. Mr. Brentnell spoke about the supervision of officers and said
126 that they would like to satisfy the community with their service. Mr. Otero said that they focused on business
127 and service continuity. Supervisor McIntyre asked if they submit reports, including investigations, in times of
128 emergency. Mr. Otero confirmed and said that they have a 24-hour communications center in Atlanta. Supervisor
129 Fontcha asked about the costs and the hours. Mr. Brentnell stated that they could discuss the rates for approval.
130 Vice Chair Belyea noted the benefit program they have and asked about the employee retention rate. Mr. Otero
131 said that it would be about 76% and that they would like to keep people. Mr. Gatchell added that they have
132 incentives for the officers to appreciate their work.

133 Ms. Thibault said that the Board could discuss and decide about the security company. Chairman Castillo
134 asked if the other companies not present were invited, and Ms. Thibault confirmed. Supervisor McIntyre asked

135 the contract amount of the current vendor, and Chairman Castillo said that it was about \$438,000. Supervisor
136 McIntyre asked Ms. Thibault her opinion about JCS. Ms. Thibault stated that JCS was in charge of some of their
137 districts and that Mr. Scanlon was addressing the concerns as soon as he could. She added that the residents were
138 satisfied with the service provided by JCS.

139 *Ms. Green and Mr. Cusumano left the meeting to respond to a situation at the pool.*

140 Chairman Castillo stated that he was in favor of JCS, noting that they were the lowest bidder. Supervisor
141 McIntyre agreed and said that she heard good feedback for JCS, as they were professional and armed. Ms.
142 Thibault said that Mr. Scanlon was very hands-on in securing the safety of the community and very responsive.
143 Supervisor Fontcha said that he was concerned about the rate, and the Board discussed a situation where they
144 chose the lowest bidder. Vice Chair Belyea asked about the changeover date, and Ms. Thibault said that there
145 was a 30- to 60-day out. Supervisor Fontcha asked about the offer of Security Solutions of America, and Ms.
146 Thibault said that they should know the amount and the service level. Vice Chair Belyea commented that, aside
147 from JCS, the other companies were similar to the current vendor. She asked what they could do if they were
148 not satisfied with the chosen security company. Chairman Castillo said that they would give a 30-day notice of
149 termination. Vice Chair Belyea asked about the budget. Ms. Thibault said that the budget would be kept flat and
150 that she could reduce the current budget and add a contingency line in Security to track monthly costs. Vice
151 Chair Belyea asked about the Envera items that were also offered by the security company. Ms. Thibault said
152 that they would not impact the gates.

153 On a MOTION by Ms. McIntyre, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board approved
154 the **Awarding of Contract to JCS Investigations in the amount of \$411,840.00/yr**, for the Cory Lakes
155 Community Development District.

156 Ms. Thibault said that she would inform the security companies and asked Mr. Krause to proceed with
157 the Aquatic Maintenance proposals. She added that she would visit the pool area to check on the situation there
158 and that comments about racism should not be allowed.

159 Vice Chair Belyea asked about the posted schedule of the pool on the signage. The Board had a
160 discussion, and Ms. Thibault said that she would check on it.

161 **B. Consideration of Aquatic Maintenance Proposals:**

162 *The proposers were not present at the meeting.*

163 Supervisor McIntyre asked how frequently Solitude visited the site and said that Mr. Hall told her that
164 Solitude could only treat 25% of the lakes at a time due to toxic chemicals. She added that Solitude was providing
165 detailed reports to other districts. Mr. Cusumano said that Solitude was on site every Wednesday, stating that
166 the vegetation was a big issue but that it was necessary to maintain wildlife in the lakes. Chairman Castillo
167 opined that they could not compare their lakes to other districts because of their differences. He noted that the
168 aquatic companies were not present. Mr. Cusumano said that he invited Solitude, and their reply was that they
169 could attend the next meeting.

170 Chairman Castillo suggested slightly adjusting the budget and asked the vendors to be present at the
171 June meeting for them to discuss their experience and how they would address the lakes. Vice Chair Belyea said
172 that they could put a line item in the budget to accommodate the needs of the community. Ms. Thibault noted
173 the budget increase from \$55,640 to about \$66,000. Supervisor McIntyre asked Ms. Thibault if they had worked
174 with the mentioned companies. Ms. Thibault said that she had worked with Steadfast, which was a global
175 company, and shared its background. She added that they were very responsive. The Board asked Ms. Thibault
176 if Steadfast could reduce the price and attend the meeting, and Ms. Thibault said that she had reached out to
177 them.

178 1. Estate Management Services

179 a. Exhibit 6: 1 visit per month - \$3,477.50/month

- 180 i. Bathymetry Survey - \$3,150.00
- 181 b. Exhibit 7: Service Map
- 182 c. Bathymetry Sample
- 183 2. Steadfast Environmental
- 184 a. Exhibit 9: Aquatic Maintenance Map
- 185 b. Exhibit 10: 2 visits per month - \$4,050.00/month
- 186 c. Exhibit 11: 4 visits per month - \$5,500.00/month

187 **C. Consideration of Cleaning Service Proposals:**

- 188 2. Exhibit 13: City Wide Facility Solutions - \$1,300.00/month

189 *This item was addressed out of order.*

190 Mr. Norris started the presentation and said that the retention rate was about 65-70%. He stated that they
191 also offer other facility services aside from janitorial and that they would have two personnel for the community.
192 He informed the Board that Ms. Jeremie, the Facility Solutions Manager (FSM), would do work inspections and
193 check supplies. He noted that they have a Night Manager, Ms. Cutie-Tuegols, to address their concerns from
194 4:00 p.m. to 12:00 a.m. and mentioned employees who had served in the army.

195 Supervisor McIntyre asked the areas they clean, and Mr. Norris said that they would cover the Clubhouse
196 area, fitness area, and bathrooms at the pool and that they would take out the garbage bins at the pool on a nightly
197 basis three times a week. Ms. Thibault asked if they would wipe the tables down and the chairs. Mr. Norris said
198 that it was not included, but he would first check the number of tables. Vice Chair Belyea asked if the lanai
199 pavers could be watered. Ms. Thibault asked their schedule for the garbage, and Mr. Norris discussed their usual
200 routine. Vice Chair Belyea asked how long they could clean the whole area, and Mr. Norris said that it would
201 take 3 hours, but there would be days that hours were longer, depending on the work. Ms. Green agreed and
202 mentioned the staff schedule for cleaning the pool area. Ms. Thibault said that the current vendor worked on
203 Mondays, Wednesdays, and Fridays. Mr. Cusumano said that he tried to reach out to the current cleaning
204 company, Anago, several times. Mr. Norris said that they could easily communicate with them and that they
205 have 68 employees. He added that they have people assigned to monitor the work in every community.
206 Supervisor McIntyre noted that they have contractors, and Mr. Norris agreed. Ms. Thibault stated that they
207 created a checklist to be completed by the cleaning company in another district and asked Mr. Norris if they
208 were open to that, and Mr. Norris confirmed. Ms. Thibault asked about the cost of an additional day of service
209 every week in the summer, and Mr. Norris said that they could negotiate it and inform them ahead of time. Ms.
210 Thibault noted that there are no lights at night at the pool, but they could come earlier in the morning.

211 Chairman Castillo asked if they would provide the supplies and liners. Mr. Norris said that only the
212 chemicals and equipment were included; the consumables were not. Chairman Castillo noted that the liners
213 should be leak-proof. Mr. Norris said that District staff could send their expenses on the consumables, and he
214 would check if they could match the price. Vice Chair Belyea asked Ms. Thibault about the budget, considering
215 the increase in the number of days during the summer and the scope of work. Ms. Thibault said that was about
216 \$19,000 and asked Mr. Norris to include wiping the tables down.

- 217 1. Exhibit 12: Sunshine Cleaning Crew LLC - \$1,300.00/month

218 Ms. Carbone-McDonald introduced herself and discussed her proposal. She said that she would cover
219 the Clubhouse, gym, and pool area three times a week, every Monday, Wednesday, and Saturday. She added
220 that she would check the areas on Tuesday and Thursday and that she lives in the community. She noted that
221 she does not subcontract and provide cleaning supplies.

222 Chairman Castillo asked if she had business in Florida, and Ms. Carbone-McDonald said that she
223 recently moved to the area. Vice Chair Belyea asked if she had employees, and Ms. Carbone-McDonald

224 responded she had none. Supervisor McIntyre inquired if she was insured, and Ms. Carbone-McDonald
225 confirmed. Ms. Thibault asked about her policy limit, and Ms. Carbone-McDonald said that she had sent it to
226 Mr. Krause. Vice Chair Belyea asked about the contract with the current vendor. Supervisor Fontcha and
227 Chairman Castillo said that it would be similar to others regarding the 30-day notice of termination. Supervisor
228 McIntyre restated the inclusions in the proposal, and Ms. Carbone-McDonald confirmed. Chairman Castillo
229 noted the current situation of the kitchen at the Clubhouse. Ms. Carbone-McDonald asked when events usually
230 take place. Ms. Green said that any day, but most of the time during weekends. Ms. Carbone-McDonald offered
231 that they could call her to clean if needed. Ms. Green thought that it would be favorable that she was living in
232 the area. Ms. Thibault reviewed the contract with Anago, stating the 30-day notice. She asked about the costs
233 for additional cleaning days, and Vice Chair Belyea said that they could get the daily expense to estimate the
234 budget. Ms. Thibault said that they would like to include the tables and chairs, as well as items on the interior.

235 Mr. Norris stated that they would add \$50 for cleaning the tables and chairs.

236 Ms. Thibault said that she had adjusted the budget for cleaning services to \$25,000. Vice Chair Belyea
237 asked Ms. Thibault if the current vendor was invited to provide a proposal and was informed that the District
238 was not satisfied with their service. Ms. Thibault said that there was a lack of communication and mentioned the
239 checklist. Ms. Green stated that she was also applying the checklist to the staff. Supervisor McIntyre said that
240 she was concerned that City Wide was using contractors and noted that Ms. Carbone-McDonald of Sunshine
241 was living in the area. Vice Chair Belyea opined that they could try Ms. Carbone-McDonald to address the
242 cleaning issues and have a 30-day notice if they are not satisfied with the work.

243 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
244 the **Cleaning Services by Sunshine Cleaning Crew LLC in the amount of \$1,300.00/month, With the**
245 **Increase in Number of Days until Labor Day, Meeting the Requirements on Certificate of Insurance, and**
246 **Addressing the Tables and Other Furniture**, for the Cory Lakes Community Development District.

247 Ms. Thibault stated that Ms. Carbone-McDonald would provide a Certificate of Insurance indicating the
248 District and that Breeze would send a termination notice to the current company. Chairman Castillo asked Ms.
249 Carbone-McDonald for a 5-day service proposal from May 1 to Labor Day and clarified that the liners were
250 included in the price.

251 **D. Exhibit 14: Consideration of Fountain Replacement – Olin Plumbing**

252 Chairman Castillo noted the big difference in costs in the proposal. Vice Chair Belyea commented that
253 it would be advantageous to have the bottle filler. Supervisor McIntyre stated that they could put the water
254 fountain outside. Chairman Castillo said that it could get broken quickly and asked for a quote for an outdoor
255 option.

256 1. Removal and Installation of Single Water Fountain with Bottle Filler - \$4,200.78

257 2. Removal and Installation of Single Water Fountain - \$2,100.23

258 **E. Consideration of Holiday Lighting Proposals:**

259 Chairman Castillo stated that they still have a year to decide and that pictures would be taken of the set
260 up this year for reference. He added that they could invite the vendors when the lights were installed to assess
261 what they could improve. Mr. Cusumano acknowledged the visit and proposal of Britenites that included the
262 pictures, but the price was too high.

263 *This item was tabled to the next meeting.*

264 1. Exhibit 15: Lane Christmas Lights - \$54,000.00

265 2. Exhibit 16: Illuminations Holiday Lighting

266 a. 3-year term - \$58,565.00

267 b. 5-year term - \$55,485.00

268 3. Exhibit 17: American Illuminations & Decor - \$60,000.00

269 **F. Exhibit 18: Consideration/Approval of Paver Roadways Review – Stantec - \$25,510.00**

270 Ms. Thibault advised getting a proposal below \$25,510 and checking if they could do an in-depth
271 analysis street by street. Mr. Cusumano said that he would make a team for an analysis. Vice Chair Belyea asked
272 about the budget, and Ms. Thibault said that it was \$55,000. Vice Chair Belyea said that she was in favor of the
273 suggestion of Supervisor Acoff to increase the line item to \$125,000. Ms. Thibault stated that they should adopt
274 the budget tonight, considering the increase in budget, and mentioned the letter to be distributed to the residents.
275 Vice Chair Belyea said that they should address the pavers; Mr. Cusumano commented that the repairs were not
276 done right. Supervisor McIntyre asked Mr. Cusumano to provide numbers for hiring a team. Ms. Thibault said
277 that they would do a comparison and adjust the budget to \$125,000.

278 **G. Exhibit 19: Consideration/Approval of Weir Replacement Project – Stantec - \$17,700.00**

279 Ms. Thibault stated that she had reached out to another company. The Board had a discussion about the
280 bid. Supervisor McIntyre asked the Board if they could authorize Ms. Thibault to increase the budget if a
281 proposal was provided. Ms. Thibault said that she would bring forward the \$350,000 and could add \$200,000 to
282 the budget as a contingency line item. Vice Chair Belyea suggested allocating \$350,000 in the contingency line,
283 and the Board agreed.

284 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
285 **Setting a Contingency Line Item in the amount of \$350,000.00 For the Weir Project**, for the Cory Lakes
286 Community Development District.

287 Chairman Castillo spoke about the furniture in the amenity center and commented that they should be
288 replaced. He added that they could include a stand-up food warmer for events and that the floor was buckling.
289 Supervisor McIntyre agreed and mentioned feedback from residents regarding the matter. Chairman Castillo
290 advised setting a standard and improving the appearance of the Clubhouse. Supervisor McIntyre said that their
291 priority would be the Weir Project and recalled that the tennis courts should be resurfaced. Ms. Thibault said
292 that she had a contingency line in the amount of about \$105,000, of which a portion could be used for the tennis
293 courts. Vice Chair Belyea asked about the rental fees. The Board decided to use the contingency for the tennis
294 courts and then address the amenity center. Ms. Thibault said that staff could have a priority list of items in the
295 Clubhouse and that there would be a 30.64% increase in the budget. She went over the assessments and opined
296 that the new budget would be about \$3,200,000. Chairman Castillo said that residents might prefer a Capital
297 Assessment, instead of increasing the budget. Ms. Thibault stated that they could do that and advised establishing
298 a Capital Projects Fund. She mentioned the transfer of funds pertaining to the Weir Project and asked Mr.
299 Cusumano for court resurfacing proposals.

300 **H. Exhibit 20: Consideration/Adoption of Resolution 2024-03, Approving Proposed Budget for**
301 **FY 2025 and Setting a Public Hearing**

302 1. Exhibit A: Proposed Budget for FY 2025

303 On a MOTION by Ms. Belyea, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board adopted the
304 **Resolution 2024-03, Approving Proposed Budget for FY 2025 and Setting a Public Hearing, With a**
305 **Budget of \$3,267,930**, for the Cory Lakes Community Development District.

306 Vice Chair Belyea stated that she was concerned about the costs of advertising a Special Assessment.
307 Supervisor McIntyre spoke about possible security expenditures and savings, and the Board decided to bring
308 back security concerns to the next meeting. Ms. Thibault said that she would discuss first with Ms. Green an
309 email she received before bringing back items to the Board. Ms. Thibault mentioned the issue of racism.
310 Supervisor McIntyre said that she would like for Breeze to be authorized hire and fire CDD employees. Vice

311 Chair Belyea thought that they had a person-in-charge if employees had an issue and restated the job description
312 for Office Manager. Ms. Thibault said that there was a motion about it that involved Breeze, and Vice Chair
313 Belyea recalled that the Office and Facilities Managers would contact Breeze if they had concerns. Ms. Thibault
314 said that she would review the minutes to clarify the responsibilities of Breeze. Supervisor Fontcha stated that
315 the Board would still be in charge of the community. The Board had a discussion about the scope of work. Ms.
316 Green addressed the Board and spoke about her work assignment. Chairman Castillo said that micromanagement
317 should be avoided, and that Supervisors could suggest but not be involved in the daily activities. He added that
318 the Board should retain the authority to fire and hire employees. Supervisor McIntyre asked who would call out
319 employees if they were not performing well. Supervisor Fontcha said that they need to provide the Board with
320 evidence, and Supervisor McIntyre commented that it was not appropriate to address it publicly. Ms. Thibault
321 noted that Breeze would not be in the community on a daily basis and that Ms. Green would be responsible for
322 the daily operations and the monitoring of staff.

323 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
324 **Office Administrator to Supervise Staff and Operate within Agreed Schedule and Budget**, for the Cory
325 Lakes Community Development District.

326 **I. Discussion: City of Tampa Manhole Covers**

327 *This item was tabled to the next meeting.*

328 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business**

329 Mr. Carpenter asked the number of weirs to be repaired with the proposed budget and informed the
330 Board that there was only one working out of the seven.

331 **ELEVENTH ORDER OF BUSINESS – Supervisors Requests**

332 *There being none, the next item followed.*

333 **TWELFTH ORDER OF BUSINESS – Adjournment**

334 The meeting was adjourned at 8:59 p.m.

335 **Each person who decides to appeal any decision made by the Board with respect to any matter considered at*
336 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
337 *including the testimony and evidence upon which such appeal is to be based.*

338 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
339 **meeting held on _____.**

340 _____
Signature

Signature

341 _____
Printed Name

Printed Name

342 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

Cory Lakes

Community Development District

EXHIBIT

25

AGENDA

Cory Lakes Action Item List

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	Notes
1	11.18.21	ACTION	Ms. Schewe: Forward newsletters to Admin to post on CDD website.	X			
2	02.17.22	ACTION	Ms. Schewe: E-blast residents every 10 days to join CDD Facebook page.	X			
3	06.16.22	ACTION	Ms. Schewe: Amend swim instructor contract and email to Ms. Agnew.			X	02.16.23
4	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
5	06.16.22	ACTION	Staff: Obtain COT's Emergency Plan for hurricanes.	X			
6	07.21.22	ACTION	Mr. Adams would prepare an addendum to the holiday lighting contract			X	02.16.23
7	07.21.22	ACTION	Mr. Hall: Write letter to Waste Management asking them to not damage the garbage cans.			X	02.16.23
8	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
9	09.15.22	ACTION	Mr. Adams: Find out if Coach B's COI has been automatically updated.			X	02.16.23
10	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
11	09.15.22	ACTION	Mr. Adams: Email Clubhouse Usage language outlined by Ms. Belyea, to Mr. Babbar for review.			X	02.16.23
12	09.15.22	ACTION	Mr. Hall: Have the palms trimmed on the sidewalk side.			X	02.16.23
13	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
14	09.15.22	ACTION	Coach B: Review his financial records & report revenue % owed to CDD.			X	02.16.23
15	09.15.22	AGENDA	Mr. Adams: Put "Community Speeding" discussion on October agenda.			X	02.16.23
16	09.15.22	AGENDA	Mr. Adams: Include "Update: Landscape Maintenance" on all agendas.			X	02.16.23
17	11.17.22	BOTH	Mr. Adams: Get old gym expansion est. update & present at next mtg.			X	02.16.23
18	11.17.22	ACTION	Mr. Hall: Obtain proposals to improve the monuments.	X			02.16.23
19	11.17.22	ACTION	Mr. Hall: Research cost of Geotech study & update at next meeting.			X	02.16.23
20	11.17.22	ACTION	Mr. Adams: Notify insurance carrier of new Clubhouse roof.			X	02.16.23
21	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			
22	12.15.22	ACTION	Mr. Hall: Ask County about contracting its patrol services.			X	02.16.23
23	01.19.23	ACTION	Ms. Evans: Provide weekly Facilities updates to Board Members	X			
24	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
25	01.19.23	AGENDA	Mr. Adams: Put Instructor Agreements & COI discussion on next agenda.			X	02.16.23
26	01.19.23	ACTION	Mr. Babbar: Attend Regular Meetings every two months for one hour.	X			
27	01.19.23	AGENDA	Mr. Adams: Put "Spirit Committee Replacement" on next agenda under Office Administrator's Report.			X	02.16.23
28	01.19.23	AGENDA	Mr. Adams: Put dissolving Sunshine Board discussion on next agenda.			X	02.16.23
29	02.16.23	ACTION	Mr. Adams: Adjust Unaudited Financials to show requested breakouts.	X			
30	02.16.23	AGENDA	Mr. Adams: Put potential insurance carriers discussion on next agenda.	X			
31	02.16.23	ACTION	Mr. Chang: Secure quotes for weirs and present at next meeting	X			
32	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			
33	02.16.23	AGENDA	Mr. Adams: Put "Towing Issues & Options" on next agenda.	X			
34	02.16.23	ACTION	Staff: Give insurance forms to instructors/coaches without one on file.	X			
35	02.16.23	AGENDA	Mr. Adams: Put "Food Safety at CDD Events" on next agenda.			X	05.18.23
36	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			
37	02.16.23	AGENDA	Mr. Adams: Include "Community Social Walk" event on next agenda.	X			
38	03.16.23	ACTION	Mr. Babbar: Draft & email template Sports Camp Agreement to Mr. Adams. Mr. Adams: Distribute to Board Members for review.	X			
39	03.16.23	ACTION/AGENDA	Ms. Evans: Update Beach Club Facility Agreement & present at next meeting. Mr. Adams: Include Agreement on April agenda.			X	05.18.23
40	03.16.23	ACTION	Mr. Hall/Mr. Babbar: Prep letter to Cachet Isle owner re: drainage issue.	X			
41	03.16.23	ACTION	Mr. Chang/Mr. Hall: Inspect weirs & report findings at next meeting, with list of all weirs and when last recertified.	X			
42	03.16.23	ACTION	Ms. Evans: Prep Digital Islander Posting Rules. Email to BOS before next meeting.	X			
43	03.16.23	ACTION	Mr. Babbar: Provide written Instructor Insurance guidelines to BOS.	X			
44	03.16.23	ACTION	Mr. Babbar: Prep & email simpler food safety waiver to Mr. Adams for dissemination to BOS.	X			
45	03.16.23	ACTION	Mr. Hall: E-blast Nuisance Alligator Procedure to residents.	X			
46	03.16.23	ACTION	Mr. Adams: Include CDD G/L and invoices in all future agendas.			X	05.18.23
47	03.16.23	ACTION	Mr. Adams: Invite the Controllor to the next meeting.	X			
48	03.16.23	ACTION	Mr. Adams: Prep seven-year reconciliation to track expenditures & Excel spreadsheet identifying capital infrastructure re-investment plan.	X			
49	03.16.23	ACTION	Mr. Hall: Obtain another proposal to repaint tower and monuments.	X			
50	03.16.23	ACTION	Mr. Hall: Confer with Ms. Gupta re: Cachet Isles camera proposals.	X			
51	04.20.23	ACTION	Ms. Evans: Prepare a best practices security document and email it to the Board for review.	X			
52	04.20.23	ACTION	Staff: Prepare a contract for the Sports Camp for a four-week camp pending vendor's business license, insurance and background checks.	X			
53	04.20.23	ACTION	Mr. Adams: Collect phone survey edits from the Board and give to Triton for updated survey ahead of the next meeting.	X			
54	04.20.23	ACTION	Mr. Hall: Secure proposal to change lines to prolong the pool heaters.	X			
55	04.20.23	ACTION	Mr. Adams: Create employee personnel policy with feedback from Board before next meeting.			X	05.18.23
56	04.20.23	AGENDA	Mr. Adams: Include Food Safety Waiver on next agenda.			X	05.18.23
57	04.20.23	AGENDA	Mr. Adams: Include Vendor License Agreement on next agenda for discussion and consideration.			X	05.18.23
58	05.18.23	ACTION	Mr. Adams: Research whether the Supervisor of Elections will allow a referendum on the ballot.			X	06.15.23

59	05.18.23	ACTION	Mr. Adams: Research & confirm if \$9,450 "Miscellaneous field expense" on Page 3 of financials relates to the boat.	X		
60	05.18.23	ACTION	Mr. Adams: Provide monthly Uses Report for the \$700,000 account.	X		
61	05.18.23	ACTION	Mr. Adams: Research General Ledger & advise why "Beach club office supplies" line item is at 100% of budget.	X		
62	05.18.23	ACTION	Mr. Adams: Establish 3 Trust accounts for remaining funds from 2022 in Fund Balance.	X		
63	05.18.23	ACTION	Mr. Adams: Present investment options in advance of next meeting.	X		
64	05.18.23	ACTION	Mr. Adams: Develop incoming revenue policies to be implemented.	X		
65	05.18.23	ACTION	Mr. Adams: Update Employee Handbook and Policies.	X		
66	05.18.23	ACTION	Mr. Adams: Obtain and negotiate bill for telephone survey.	X		
67	05.18.23	ACTION	Mr. Adams: Contact District Counsel regarding the demand letter.	X		
68	05.18.23	ACTION	Mr. Adams & Mr. Hall: Address financial matters & take necessary corrective action.	X		
69	05.18.23	ACTION	Mr. Adams: Provide amortization schedules for the Gator and 2 trucks.	X		
70	05.18.23	ACTION	Mr. Hall: Work with the Accounting Department and the contractor to recode expenditures to "Well maintenance – irrigation".	X		
71	06.15.23	ACTION	Mr. Adams: Email Amortization Schedule for the \$700,000 loan to Board Members.	X		
72	06.15.23	ACTION	Mr. Adams: Provide a copy of the holiday decorating contract.	X		
73	06.15.23	ACTION	Mr. Hall: Obtain proposals for resurfacing priorities.	X		
74	06.15.23	ACTION	Mr. Adams: Provide updated budget for discussion at the July meeting.	X		
75	06.15.23	ACTION	Mr. Adams: Re-send emailed reserve study to all Board members.	X		
76	06.15.23	ACTION	Mr. Hall: Confer with Envera to address access issues on Sundays.	X		
77	06.15.23	ACTION	Mr. Adams: Ask Mr. Babbar how best to memorialize a Board decision not to sell the weirs and if a deed restriction is necessary.	X		
78	06.15.23	ACTION	Mr. Chang: Email update regarding inspection of weirs.	X		
79	06.15.23	ACTION	Mr. Hall: Address a double invoicing issue.	X		
80	07.20.23	ACTION	Mr. Henderson: Revise the Allied proposal and present it at the next meeting	X		
81	07.20.23	ACTION	Mr. Holliday: Present a report on Envera's new technology, at a future meeting and provide Board Members with a hard copy in advance of the presentation	X		
82	07.20.23	ACTION	Ms. Green: Forward updated CLI Facebook page to the Board via constant contact.	X		
83	07.20.23	ACTION	Ms. Green: Email residents and request that they alert the Admin office of all instances where the guards failed to notify them of guest visits.	X		
84	07.20.23	ACTION	Mr. Adams: Adjust the budget to include the reserve study costs, Allied increase, increased Management and paver costs.	X		
85	07.20.23	AGENDA	Mr. Adams: Include the weir project as a discussion item on the next agenda	X		
86	07.20.23	AGENDA	Mr. Babbar: Provide 5 hours of legal advice and help review footage of potential theft by the prior Office Administrator and report his findings.	X		
87	08.17.23	ACTION	Mr. Hall: Send email to residents re: school drop off tips			
88	08.17.23	AGENDA	Mr. Krause: REMOVE items 10, 11 form agenda; Table item 12 to Sept. meeting; COUNSEL to attend			
89	08.17.23	ACTION	Mr. Krause: Post Budget Presentation to Website			8/30/23
90	08.17.23	ACTION	Mr. Hall: Send email to residents re: budget presentation		x	
91	08.17.23	ACTION	Mr. Hall: Get NEON VESTS for Carpooling Staff			
92	08.17.23	ACTION	Mr. Hall: Get TRAFFIC CONES with reflectors for ALLIED to use			
93	08.17.23	ACTION	Mr. Krause: MEET with Supervisors - financials, agendas, facilities, etc.			
94	08.17.23	ACTION	Supervisors: Provide list of issues to discuss with DM to Mr. Krause			
95	08.17.23	ACTION / AGNEDA	Ms. Thibault: Connect with Mr. Woodcock (Engineer) to review weirs			
96	08.17.23	ACTION	Ms. Green: resend email to residents re: registering for guest notifications via text			
97	08.17.23	ACTION	Staff: send files re: Beach Club Rentals to Supervisor Belyea for review			
98	08.17.23	ACTION / AGNEDA	Mr. Krause & Ms. Thibault: someone to talk to Board re: events management		x	
99	08.17.23	ACTION	Mr. Hall: send email to Supervisors re: prior events planning process			
100	08.17.23	ACTION	Ms. Thompson: send committee policies to Supervisors			
101	08.17.23	ACTION	Mr. Krause: Post ADOPTED BUDGET, MINUTES to website			x
102	08.17.23	ACTION	Mr. Krause: work with EGIS Insurance on policy discount (new roofs)			
103	08.17.23	ACTION	Mr. Krause: Complete audit of website and UPDATE	x		
104	09.21.23	AGENDA	Mr. Krause: Add EVENTS proposal to next meeting agenda for discussion			
105	09.21.23	ACTION	Mr. Krause/Ms. Green: Add EVENTS CALENDAR to website	x	x	
106	09.21.23	ACTION	Mr. Krause: Invite DISTRICT COUNSEL to attend next CDD Meeting			x
107	09.21.23	AGENDA	Mr. Krause: Add MEADOWS DEED item to next agenda			
108	09.21.23	AGENDA	Mr. Babbar: Provide UPDATE to Board re: 17923 Cachet Isle Drive (VII. C.)			
109	09.21.23	AGENDA	Mr. Krause: REMOVE EVENTS FORM DISCUSSION from agenda			x
110	09.21.23	AGENDA	Mr. Krause: Send Updated User Agreement (Exhibit 5) to Counsel for review and placement on next month's agenda			sent 9/25/23
111	09.21.23	AGENDA	Mr. Krause: Send Updated Rental Agreement (Exhibit 6) to Counsel for review and placement on next month's agenda			sent 9/25/23
112	09.21.23	AGENDA	Mr. Krause: Add Agenda Item for advertising Public Hearing to discuss rental fees for the Cory Lakes Beach Club facility, setting date and time		x	
113	09.21.23	ACTION	Mr. Babbar: Provide UPDATE to Board re: 17923 Cachet Isle Drive (VII. C.)	x		
115	09.21.23	ACTION / AGENDA	Mr. Krause: work with POA (Amanda Schewe) to set SPECIAL MEETING in early November to discuss Community Covenants and Bylaws	x		
116	09.21.23	AGENDA	Mr. Krause: place Safety and Security Charter and Objectives on next meeting agenda (Exhibits 8 and 9, respectively)			x
117	09.21.23	AGENDA	Mr. Krause/Ms. Green: Print AGENDA BOOK on BOTH SIDES for 3 Supervisors; bring Tablet for 1 Supervisor			
118	09.21.23	ACTION	Mr. Hall: Look into purchasing additional flat bench for gym			
119	09.21.23	ACTION	Mr. Krause/Mr. Babbar: Send LIABILITY WAIVER to staff to place in office	x		
120	09.21.23	AGENDA	Mr. Krause: Test ZOOM link on agenda			x
121	09.21.23	AGENDA	Mr. Krause: Add discussion item to agenda: WAYS TO REDUCE LENGTH OF MEETING			x
122	10.19.23	AGENDA / ACTION	Steve (LMP) - Bring updated proposal for landscaping / mulching		x	
123	10.19.23	ACTION	Larry/Patricia - send Worker's Comp information to Supervisors, re: volunteers			
124	10.19.23	ACTION	John Hall - send arial and description of school carpooling to Larry			x
125	10.19.23	ACTION	Larry/Vivek - Send arial and description from John Hall to Insurance Co.			x

126	10.19.23	ACTION	Larry - set up SPECIAL BUDGET MEETING for November 7 at 6:00 p.m.	x			
127	10.19.23	ACTION	Vivek - Provide Advertising language to DM for SPECIAL BUDGET MEETING			x	
128	10.19.23	ACTION	Larry - contact RESERVE STUDY vendors for proposals			x	
129	10.19.23	AGENDA	Larry - Add AUDIT COMMITTEE (Board) to Nov. meeting agenda - Auditors	x			
130	10.19.23	ACTION	Larry - send MEETING INVITATION to Supervisors, Staff for 11/7 Meeting			x	
131	10.19.23	ACTION	Vivek - send email to Dominique re: when to use LIABILITY WAIVER			x	
132	10.19.23	ACTION	Larry - send Rules and Regulations/Procedures to Vivek (Counsel)			x	
133	10.19.23	ACTION	Larry - Have PUBLIC RECORDS REQUEST (PRR) form added to website			x	
134	10.19.23	ACTION / AGENDA	Larry/Vivek - bring back to next meeting COMMITTEE GUIDELINES		x		
135	10.19.23	ACTION	Vivek - send Supervisors information on TRAINING				
136	10.19.23	AGENDA	Larry - Add CONTRACT BOILERPLATE to Nov. Meeting Agenda			x	
137	10.19.23	ACTION	Larry - remove comments from ZOOM for meetings	x			
138	11.7.23	ACTION	John - provide lighting contracts for streetlights				
139	11.7.23	ACTION	Larry - Request Contracts from TECO for Streetlights				
140	11.7.23	ACTION	Larry - Review Past Meeting Minutes for Board Approval of Landscaping				
141	11.7.23	AGENDA	Larry - Add Budget Amendment to November meeting agenda			x	
142	11.7.23	ACTION	Larry/John - Connect with LMP re: Fuel Surcharge (need the to send us authorization)	x			
143	11.7.23	ACTION	Staff - need to establish best methodology for stabilizing pavers - bring back by December or January				
144	11.7.23	ACTION	Larry - price out insurance based on new roofs at Beach Club and Guard Houses			x	
145	11.7.23	ACTION	Patrica - bring updated Budget to next meeting			x	
146	11.7.23	ACTION	Larry - place Budget PPT on CDD Website			x	
147	11.7.23	ACTION	Staff/Supervisors - draft and send email message to community, re: Budget			x	
148	11.7.23	ACTION	Dominique - Send email to community, re: cleaning landscaping debris				
149	11.16.23	ACTION	Larry - Provide Supervisors with Summary/Comparison of RFP responses, re: Auditors			x	
150	11.16.23	AGENDA	Larry - Add Landscaping Fuel Surcharge discussion to agenda for December		x		
151	11.16.23	ACTION	Larry - send Allied PPT to Supervisors			x	
152	11.16.23	AGENDA	Allied - bring back updated options for security				
153	11.16.23	ACTION	Larry/Patricia - add RENTAL and SPONSHORSHIP line item to budget under Office Administrator	x			
154	11.16.23	AGENDA	Larry - Move Office Administrator Report to other Staff Reports			x	
155	11.16.23	AGENDA	Larry - number all pages in Agenda Packet			x	
156	11.16.23	ACTION	Larry - send POA Joint Meeting dates to Vivek, then POA (1/15, 1/8)	x			
157	11.16.23	ACTION	John/Dominique - bring back guidelines for agreements in December				
158	11.16.23	ACTION	Larry - Advertise RFP for Auditing Services & Next Audit Committee Meeting			x	
159	11.16.23	AGENDA	Larry - Bring back Discussion on Changing District Rules to Policies			x	
160	11.16.23	AGENDA	Larry - add the Meeting Date to the Minutes document title			x	
161	11.16.23	ACTION	Larry - check with District Counsel on Volunteers for painting monuments	x			
162	11.16.23	ACTION	Larry - Coord. With Patricia on prorating raises for John and Dominique	x			
163	12.21.23	ACTION	John/Larry - Invite LMP Executives to the January 18 CDD Meeting			12/24/23	
164	12.21.23	ACTION	Larry - Advertise JOINT POA/CDD 1/11/24 Meeting in Tampa Bay Times			x	
165	12.21.23	ACTION	BREEZE - add page numbers to financials (separate from packet)			x	
166	12.21.23	ACTION	Patricia - add Dashboard to Financials			x	
167	12.21.23	ACTION	John/Dominique - review/submit changes to rules to District Manager		x		
168	12.21.23	ACTION	Supervisors - review/submit changes to rules to District Manager		x		
169	12.21.23	ACTION	Larry - check on procedures in other districts for requesting facility use			x	
170	12.21.23	ACTION	Larry - DRAFT notice email/flyer alerting people to no longer park/stand at guard gate			x	
171	12.21.23	ACTION	Dominique to send out meeting notice reminders 7 days prior to meetings	x			
172	12.21.23	ACTION	Larry - Advertise Feb. 22 CDD Regular Meeting in Tampa Bay Times		x		
173	12.21.23	AGENDA	Larry - Add Commissioner Hagan to Feb. 22 Agenda - at the TOP		x		
174	12.21.23	ACTION	Vivek - send Recreation Amenity Policy to Staff and Supervisors			x	
175	01.18.24	ACTION	LMP to send weekly/monthly reports to John Hall	x			
176	01.18.24	ACTION	Larry to send/check on cancellation of services notice to Grau & Associates		x		
177	01.18.24	ACTION	Larry and John to confer with Counsel re: 17923 Cachet Isle	x			
178	01.18.24	ACTION	John/Dominique - create list of projects/costs that need to be addressed				
179	01.18.24	AGENDA	Larry - add Commissioner Hagan to beginning of Agenda to address safety				
180	01.18.24	ACTION	John - change out 25 MPH sign that is faded				
181	01.18.24	ACTION	Larry - send Commission on Ethics Link to Supervisors to register emails				
182	01.18.24	ACTION	Larry to reach out to Counsel re: Supervisor online training		x		
183	01.18.24	ACTION	John/Dominique - info. Campaign to residents, re: fingerprint access	x			
184	01.18.24	ACTION	Larry to send finalized, updated DRAFT of CLI Non-Exclusive 2-Hour Beach Club User Agreement to Supervisors, then Counsel for final review		x		
185	02.22.24	ACTION / AGENDA	Patricia - Bring proposal for Security Tech Access for CDD to March Meeting				
186	02.22.24	ACTION	Larry - Advertise for the BUDGET Workshop for March 26 at 6 p.m.			x	
187	02.22.24	ACTION / AGENDA	Larry - send Non-Exclusive Beachclub Agreement UPDATES to Counsel; bring back for consideration/approval by Board in March		x		
188	02.22.24	AGENDA	Larry - Add BUDGET Workshop on March 26 to Meeting Schedule			x	
189	02.22.24	ACTION / AGENDA	Larry - EDIT all received changes to Rule & Procedures and include in MARCH meeting agenda			x	
190	02.22.24	ACTION	Larry - confirm with Counsel whether to update Rules first or convert to Policies first (Counsel advises updating them first)			x	
191	03.21.24	ACTION	Larry - Ask Kim from ENVERA to invite Manager to Budget Workshop 3/26			x	
192	03.21.24	AGENDA	ENVERA - Bring Proposal to Budget Meeting 3/26			x	
193	03.21.24	ACTION	Patricia to ADD % Column to financials	x			
194	03.21.24	ACTION	Larry to send POLICIES UPDATES to District Counsel as they occur	x			
195	03.21.24	ACTION	Larry to invite District Counsel to attend April CDD Meeting			x	
196	03.21.24	ACTION	Larry to contact ALLIED for Driver Privacy Act Issues			x	
197	03.21.24	ACTION	Dominique - contact Heritage Isle, re: TENNIS COURT Reservation process				
198	03.21.24	ACTION	Dominique - Print the ACTION ITEM list larger (Larry to provide Tablets)				

199	03.21.24	ACTION	Larry - Contact Engineer/Counsel for update on 17923 Cachet Isle Dr.	x			
200	03.21.24	ACTION	Dominique - Contact Solitude re: pond praying				
202	03.21.24	ACTION	Larry- Get TJ to clean mailboxes (or Phillip if cannot reach TJ)		x		
203	03.21.24	ACTION	Larry/Patricia - Get gas card for Dominique for filling ROVER			x	
204	03.21.24	ACTION	Larry - Contact ALLIED re: capturing License Plate Numbers	x			
205	03.21.24	ACTION	Larry - Send Appt./DUE for policies pages 12-16 by April 10			x	
206	03.21.24	AGENDA	Larry - Add oil stains on roads, send to Counsel for advisement	x			
207	03.21.24	ACTION	Larry/Dominique - work with Counsel on messageing re: bonds/roads	x			
208	03.21.24	ACTION	Larry/Vivek - Agreement for POA LCAM to rent space at Morris Bridge or Amenity Center		x		
209	03.26.24	ACTION	Larry/Patricia-meet with Kim Bittar re: ENVERA			x	
210	03.26.24	ACTION/AGENDA	Patricia-bring additional proposals for security to APRIL meeting (DCI, etc.)			x	
211	03.26.24	ACTION	Larry/Phillip-Contact Tampa Police, Hillsborough Sheriff to attend meetings			x	
212	03.26.24	ACTION	Patricia - work with insurance carrier on reduction of coverage, costs			x	
213	03.26.24	ACTION	Larry-contact John Hall for TJ contact information	x			
214	03.26.24	ACTION	Larry- advertise for Part Time Assistant Facilities Manager				
215	03.26.24	AGENDA	Larry - Add LMP Proposals to April Agenda		x		
216	03.26.24	AGENDA	Dominique to get electronic files from LMP of their proposals		x		
217	03.26.24	ACTION	Patricia - Reach out to LMP to get an addendum for the Fuel Surcharge		x		
218	03.26.24	ACTION	Phillip - get price on beach sand			x	
219	03.26.24	ACTION	Dominique - send message to community re: do not cut netting at volleyball court			x	
220	03.26.24	ACTION	Larry - get proposal form District Engineer to conduct paver analysis	x			
221	03.26.24	ACTION	Patricia - get WEIRS research from Distric Engineer to send to Greg Woodcock			x	
222	03.26.24	ACTION	Larry/Patricia-get Reserve Study Proposals	x			
223	04.18.24	ACTION	John Scanlon (JCS Security) to send LK cost per hour	x			
224	04.18.24	ACTION	LK - Advertise for CLI Budget Meeting on 5/30/24 at 6 p.m.; Proposals		x		
225	04.18.24	AGENDA	LK - Add EMS Aquatics Proposal to 5/30/24 Agenda		x		
226	04.18.24	AGENDA	LK - Add Steadfast Aquatics Proposal to 5/30/24 Agenda		x		
227	04.18.24	ACTION / AGENDA	LK - obtain new proposal from Allied Security, add to 5/30/24 Agenda			x	
228	04.18.24	AGENDA	PT - Increase FONT for Financials	x			
229	04.18.24	ACTION	PC - contact TECO re: 26 Streetlights being on all day				
230	04.18.24	AGENDA	LK - add DISCUSSION ITEM: TPD hours for patrolling community to 5/16/24 CDD Meeting	x			
231	04.18.24	AGENDA	LK - add DISCUSSION ITEM: Security and Resident Interactions to 5/16/24 CDD Meeting				
232	04.18.24	ACTION	LK - Update Employee Handbook and Provide to DG and PC				
233	04.18.24	ACTION	PC - contact Diostrioct ENGINEER re: signage at intersection				
234	04.18.24	ACTION	PC - Check on SPEED SIGNS, Battery Replacement				
235	04.18.24	ACTION	PC - Paint, Address Box at Morris Bridge Resident Entrance				
236	04.18.24	ACTION	LK/PT - Publish RFP for Security; Work with Supervisor Acoff				
237	04.18.24	AGENDA	LK - BRING BACK to 5/30/24 Agenda - Stantec - Paver Roadways Review - \$25,510.00		x		
238	04.18.24	AGENDA	LK - BRING BACK to 5/30/24 Agenda - Stantec - Weir Replacement Project - \$17,700.00		x		
239	04.18.24	ACTION	PC - Advertise for Part-Time Assistant Facilities Manager				
240	04.18.24	AGENDA	LK - BRING BACK to 5/16/24 CDD Meeting: Discussion: CDD Rules and Regulations - Updates on Pages 12-16		x		
241	04.18.24	AGENDA	LK - BRING BACK to 5/16/24 CDD Meeting: Pool Party Reservation Agreement		x		
241	04.18.24	AGENDA	LK - BRING BACK to 5/16/24 CDD Meeting: Discussion: Alligators and Alligator Removal		x		
242	04.18.24	AGENDA	LK - BRING BACK to 5/16/24 CDD Meeting: All Meeting Minutes for Approval		x		
243	04.18.24	AGENDA	LK - BRING BACK to 5/16/24 CDD Meeting: Resolution 204-02; Spending Authority		x		
244	05.16.24	ACTION	PC - get with Solitude to tour ponds in community		x		
245	05.16.24	ACTION	LK - Work with TPD to get them onsite for security - patrolling community	x			
246	05.16.24	ACTION	LK - send invitation to Supervisors re: rules/regulations update pages 17-34, due 6/11/24			x	sent 5/17/24
247	05.16.24	ACTION	DG - send community-wide email re: alligators			x	sent 5/21/24
248	05.16.24	ACTION	LK - Update on WEIR proposals		x		PT reached out
249	05.16.24	ACTION	PT - Adjust office schedule for Office staff into 4-hour shifts				
250	05.16.24	ACTION	DG - needs to get contact information for EMERGE; LK to see if we have			x	BREEZE does not have contact info.
251	05.16.24	ACTION	PC - Get vendor that installed new roofs at guard houses/amenity center to review roofs prior to storm season				
252	05.16.24	ACTION	PC - order/install new backboards in Hockey Rink		x		
253	05.16.24	AGENDA	LK - Add City of Tampa MANHOLE COVERS to 5/30 agenda		x		
254	05.16.24	ACTION	LK - check with VB on email for privatizing roads		x		
255	05.16.24	ACTION	LK - get update from Counsel/Engineer re: 17923 Cachet Isle issue		x		reached out via email again 5/21/24
256	05.16.24	AGENDA	LK - Bring back items 2-5 under DM to next Regular CDD Meeting		x		LK sent email 5/21/24 for update
257	05.30.24	ACTION	LK - Terminate Contract with Current Cleaning Company			x	last day is June 30
258	05.30.24	ACTION	LK - Terminate Contract with Current Security Company			x	last day is June 30
259	05.30.24	ACTION	LK - Send Contract to new Security Company			x	First day is July 1
260	05.30.24	ACTION	LK - Send Contract to new Cleaning Company			x	First day is July 1

Cory Lakes

Community Development District

EXHIBIT

26

AGENDA

Office Administrator & Events Monthly Report

Meeting date: June 20, 2024

CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine invoice coding and AP aging reports.
- Office Organization
- Envera and Morpho conversions and updates
- Planning yearly events
- Assisting allied staff with gate and resident issues
- Attending to the facilities

Talking Points

- Pool Attendant- Due to the constant and recent issues a pool attendant should be hired to oversee the pool area throughout the busiest parts of the day (suggestion)
- Proposed additional Hours: Currently we have 20 Hours/wk and I am suggesting adding 20 hours/week more at \$12/hr and hiring another person part-time. This will not have a major impact on the budget. This will only add \$240/wk, to do so.

Reasons why this is important?

This can help lessen liability on the district from things that could potentially happen at the pool when no one is there constantly, during its busiest times.

This can help with the upkeep and the cleanliness of the pool area also and all the mess that is being left behind

This can also lessen the complaints about issues people are having at the pool with other people doing things they're not supposed to do.

Overall, give our residents a better experience while enjoying their pool, while also lessening district liabilities. A small cost for a beneficial outcome.

- Upcoming Events Proposed Dates:
Back to school bash: 8/8 or 8/9 1-3p
Fall Festival 10/5 or 10/12 11a-1p
Veteran's Day Brunch 11/10 10a-2p
Holiday Boat Parade 12/13 6:30-8:30p
Cookie Decorating w. Santa 12/15 11a-1p

Cory Lakes

Community Development District

EXHIBIT

27

AGENDA

Facilities Manager Maintenance Report

05/14/24 – 06/12/24

- 1) Change filters in all HVAC units
- 2) Replaced batteries and light maintenance on 2 Kawasaki ATV's. both ATV's are now operational
- 3) Java Monument lights have been repaired
- 4) Emptied trash cans at pool and gym when needed.
- 5) HVAC in gym needed repair on 06/11/24
- 6) Painted the stairs at the pool.
- 7) Power washed pool deck.
- 8) Preventive Maintenance on all HVAC units. Clubhouse, Gym, Pool restrooms, Both guard shacks.
- 9) Inspect and make necessary repairs on playground equipment. (bi-weekly).
- 10) Inspect and make any necessary repairs at tennis courts, basketball court, (weekly)
- 11) Volleyball court needs sand.
- 12) Hockey rink repairs and replacement of goal nets will be done after beach project.
- 13) Changed batteries on speed signs. 2 speed signs are powering up but not operational.
- 14) Replaced all pool umbrellas and stands.
- 15) Started wire brushing and painting pool furniture.
- 16) Replace batteries on any restroom dispensers as needed.
- 17) Fill security truck with gas twice a week.
- 18) Check oil and fluids on Security truck and blue ranger.
- 19) Solicited quotes for water fountain.
- 20) Beach replenishment project started 06/12/24
- 21) Hired new Maintenance Tech. (Kim Denison) 20hrs a week at \$17.00hr

Cory Lakes

Community Development District

EXHIBIT

28

AGENDA

3 battery operated speed signs in the community.

Philip Cusumano

To:Keyza Rivera
Cc:Larry Krause

Good afternoon. This is the price to have the battery operated speed radar signs refurbished with a 2 year warranty.

To buy new would cost between \$3,500 and \$4,000 per sign. Here it would cost \$1,095 per sign. Please put this on the agenda.

Thanks

Philip Cusumano, (Facilities Manager)
Cory Lakes Community Development District

Cory Lakes

Community Development District

EXHIBIT

29

AGENDA

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**LOCATION:***Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647*

DATE	MEETING TYPE	TIME
October 19, 2023	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/87271417819?pwd=OFVySWMyR1diL0lOWEpWSC82SWhCUT09		
Dial In: 1-305-224-1968	Meeting ID: 872 7141 7819	Passcode: 776805
November 7, 2023	Special Budget Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/87271417819?pwd=OFVySWMyR1diL0lOWEpWSC82SWhCUT09		
Dial In: 1-305-224-1968	Meeting ID: 872 7141 7819	Passcode: 776805
November 16, 2023	Audit Committee/Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
December 21, 2023	Audit Committee/Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
January 11, 2024	Special Joint Meeting with POA	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
January 18, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
February 22, 2024	Regular Meeting – NEW DAY	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
March 21, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456

March 26, 2024	Budget Workshop Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
April 18, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
May 16, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
May 30, 2024	Budget/Proposals Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
June 20, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
July 18, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
August 15, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
September 19, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456