

August 2023

Cory Lake Isles Islander Magazine



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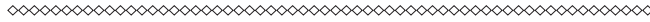
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Sparkle E. Smith-Schick is a seasoned real estate professional with a unique blend of corporate experience and a genuine understanding of family needs stemming from 14 years of work in child development. Her transition from a corporate role at Lexus to the real estate industry has enriched her ability to design and implement innovative real estate platforms, effectively showcasing homes to potential buyers. Known for her creativity and resourcefulness, Sparkle is adept at maximizing property visibility and securing the highest possible selling price.

Beyond her corporate acumen, Sparkle's extensive background in working with children enhances her expertise in the real estate industry. She understands the nuances of family requirements, and she applies this knowledge

to help her clients find homes that meet their specific needs. This blend of experiences allows her to provide a uniquely personalized service, making her an invaluable asset in the Tampa Bay real estate market.

In representing buyers, Sparkle E. Smith-Schick's commitment to professionalism shines. She's experienced in negotiation from both sides of the table and is skilled in securing the best deals, striving to find the perfect balance between a client's budget and their dream home's attributes. Whether she's leveraging her vast corporate experience to navigate complex financial landscapes or using her understanding of families' needs to find the perfect home, Sparkle delivers a comprehensive, well-rounded expertise to every transaction.



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Licensed Realtor®

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OFFICE HOURS FOR THE CDD OFFICE IN THE BEACH CLUB

(i.e. when staff will be in the office)

12-5PM MON-WED-FRI

1-7PM TUESDAY & THURSDAY

12-5 SATURDAY.

Note- These hours are only temporary while our Office Administrator, Dominique is on maternity leave.

BEACH CLUB HOURS

THE BEACH CLUB IS OPEN TO RESIDENTS VIA FINGERPRINT ACCESS THE FOLLOWING TIMES/DATES

MON-FRI 9AM-8PM *

SAT 12-8PM *

*IF A RESIDENT HAS A PAID RENTAL AGREEMENT THE BEACH CLUB WILL BE CLOSED TO ALL OTHER RESIDENTS DURING THE TIME OF THE RENTAL AGREEMENT. THE BEACH CLUB IS ONLY OPEN TO RESIDENTS WITH A SIGNED RENTAL AGREEMENT ON THE FOLLOWING TIMES/DATES

SATURDAY 9AM -NOON

ALL DAY SUNDAY 9am- 8pm

FITNESS CENTER HOURS

Open 24/7

CDD BOARD MEMBERS:

Jorge Castillo

jcastillo@corylakescdd.net

Cynthia McIntyre

cmcintyre@corylakescdd.net

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Rene Fontcha

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Ann Belyea

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CDD Facilities Manager

John Hall cell 813.924.4673

clcddfm@corylakescdd.net

CDD Office Administrator/Events Coordinator

Dominique Greene

☎ 813.986.1031

clibeachclub@corylakescdd.net

clievents@corylakescdd.net

CDD COMMITTEE CHAIRS

Landscape/aquascape/facilities committee

Stephanie Squires

Stephie11173@verizon.net

SAFETY & SECURITY COMMITTEE

Heather Thompson

Heatherthompson15@gmail.com

CONTACT INFO FOR OUR NEW DISTRICT MANAGEMENT COMPANY - BREEZE

Resident hotline Phone: 813-565-4663

Monday-Friday: 8:30 a.m. – 7:00 p.m.

Saturday: 9:00 a.m. – 1:00 p.m.

Emergency After Hours: 24/7

District Manager: **Larry Krause**

Email: Hello@BreezeHome.com

Website: www.breezehome.com

POA

Sheryl Springer

sspringerpoa@outlook.com

Ann E. Belyea

poaabelyea@outlook.com

Marcelo Mejia

marceloclipoa22@gmail.com

Juan Aliaga

juanaliagapoa@gmail.com

Rishi Vasudeva

Rvasudeva@gmail.com

POA Property Management Company

Condominium Associates

Amanda Schewe

aschewe@condominiumassociates.com

Phone : 813-341-0943

GENERAL CONTACT INFO

CDD OFFICE813-986-1031

CDD OFFICE EMAIL clibeachclub@corylakescdd.net

POA OFFICE.....813-341-0943

Official Cory Lake Isles CDD Website: www.corylakescdd.net

Envera Customer Service(877) 936-8372

EMERGENCY (POLICE, FIRE, MEDICAL) 911

Cross Creek gate813-907-8400

Morris Bridge gate813-986-0030

Hillsborough sheriff813-274-8200

Fire Department 813 272 6600

Hillsborough county customer service813-272-5900

To report power outage call TECO877-588-1010

To report gas leak or service call TECO GAS877-832-6747

TECO Power Customer Service888-223-0800

Teco Power Customer service888-223-0800

Trash collection -Solid waste management813-272-5680

To report fallen tree on public propertyhttps://bit.ly/44YHuNf

To get trash can repaired/replaced https://bit.ly/3B0CCds

Report missed trash pick up https://bit.ly/4722CUS

Report illegal dumpinghttps://bit.ly/44Grxf8

Report mosquito related issues https://bit.ly/3rHcenU

To report a nuisance alligator, call John Hall (during office hours) at CDD 813-986 1031

Tampa Police Dept. vacation watch request https://bit.ly/3OrSY6H

Report to city of Tampa overgrown lot complaint https://bit.ly/44F169H

Report to city of Tampa sewer odor complaint https://bit.ly/3Y6r7vY

An independent contractor staffs the gates at Cory Lake Isles. They provide access control 24/7. They are a valuable part of our security and can advise residents on security issues: however they have no law enforcement authority. Any law enforcement or criminal activity should be directed to the Tampa Police Department that has jurisdiction over Cory Lake Isles.

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Introducing the New District Management Company- BREEZE

By Cynthia McIntyre, CDD Supervisor

At Breeze, we provide excellent customer service and community engagement, while streamlining all aspects of the community management procedures. Notably, a remarkable aspect that distinguishes our team from competitors lies in the fact that many of our members possess a strong background in accounting. This unique attribute allows us to concentrate on your bottom line, ensuring a comprehensive overview of budgets, financials, and expenditures. Consequently, the burden of these responsibilities is lifted from the shoulders of CDD Supervisors.

In the community management industry, there are often issues with customer service, accounting procedures, and community engagement. These problems inevitably lead to stressed and frustrated board members, and residents who feel undervalued and unheard. To address these challenges and pave the way for a better future, BREEZE was conceived. Our team boasts extensive industry experience, with a cumulative knowledge spanning hundreds of years. We acknowledge the pressing need for change in many CDD communities and have meticulously designed BREEZE to be the ultimate solution.

Our platform allows any team member to attend to Cory Lake Isles Resident inquiries via our Resident Support hotline, ensuring no interaction gets overlooked. Moreover, we value the input of Cory Lake Isle residents and encourage them to share their experiences with the BREEZE team through feedback submissions after each interaction. This Resident Support Hotline is available Monday -Friday 8:30am to 7pm and Saturday 9am – 1pm. The emergency after hours number is available 24/7.

At BREEZE, we firmly believe in the significance of data. In addition to providing day-to-day administrative support to the district, our team employs innovative approaches, drawing from industry best practices to deliver valuable insights and strategies. The overarching goal is to provide the much-needed support and requested services to both CDD Supervisors and residents.

Each community has its distinct needs and priorities, and we at BREEZE focus on addressing them individually. As a result, CDD Supervisors can confidently invest in BREEZE, knowing that it will yield the best possible outcomes for both them and the residents of Cory Lake Isles. Our mission is to maximize resident satisfaction and happiness, making us a truly resident-centric company.

Our response guarantee is straightforward and effective. When one of your residents contacts our Residents Services Hotline, we guarantee a response within 24 hours. Should we fail to meet this commitment, the resident is entitled to a \$5 gift card. Moreover, after every interaction, we follow up with a satisfaction survey. Should any resident be dissatisfied with BREEZE, we are dedicated to making amends and ensuring their contentment.

Our guiding principles form the foundation of our operations: kindness, ethical decision-making, consistently taking the high road, providing exceptional service, demonstrating mutual respect, and trusting every individual we interact with.

In terms of our finance and accounting services, our objectives are straightforward as well: reducing costs, scaling for growth, providing remote access, and combating fraud.

BREEZE stays at the forefront of technology and data usage to provide Cory Lake Isles with the most efficient, cost-saving recommendations. Our full-service bill payment software, Avidxchange, simplifies the payment and organization of invoices. Through just a few clicks, payments are processed, saving paper, stamps, and time while ensuring prompt vendor payments through their preferred methods, such as Mastercard, AvidPay direct deposit, and checks. This cutting-edge software enables CDD Supervisors to view invoice statuses in real-time, thus ensuring thorough oversight of Cory Lake Isle's financials and responsible management of resident tax dollars.

Introducing our new District Manager: Larry Krause

With almost three decades of

managerial and budget oversight experience, Larry is exceptionally well-versed in responsible budget management. He skillfully strikes a balance between maximizing resources and delivering top-quality service with a smile. Larry combines hands-on management, prompt response times, and personal attention with in-depth research on the community and surrounding area. His keen eye for detail makes him an asset, as he actively engages with the beautiful communities he manages, meeting their residents, and helping them achieve an enriched lifestyle within a Community Development District. Hav-



Larry Krause

ing managed nearly 30 community development districts with budgets ranging from hundreds of thousands to over \$2 million, Larry brings a wealth of expertise to his current role as District Manager.



JOIN US TO WELCOME OUR NEW DISTRICT MANAGEMENT COMPANY

The CDD will sponsor a welcome reception for the new District Management company one hour prior to the next CDD meeting. All residents are encouraged to attend to meet our new District Manager, Larry Krause, and the Breeze District Management team. Light refreshments will be served.

When: Thursday August 17

Where: The CLI Beach Club

Time: 5 to 6pm

ALL ARE WELCOME!

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The Cory Lake Isles Community Comes Together for Spectacular July 2, 2023, Picnic, Fishing Tournament, and Boat Parade

The spirit of unity and celebration was alive and thriving as the residents of Cory Lake Isles came together for a memorable community-wide picnic, fishing tournament, and boat parade on July 2, 2023. Held at the picturesque Cory Lake Isles Beach Club, this event brought joy, laughter, and friendly competition, truly capturing the essence of Independence Day and the spirit of the community.

Excitement was in the air among the fishing tournament participants as they met shortly after sunrise to review the rules and receive the "official" measuring devices and review the rules.

An enthusiastic group of volunteers gathered at the Beach Club to decorate the Beach Club in festive red, white, and blue colors! As the pot luck picnic participants arrived, they expressed awe at the hundreds of colorful balloons and Independence Day decorations. The scenic beauty of the lake provided a perfect backdrop for everyone to enjoy the wide variety of food. Families and friends filled the Beach Club with laughter, setting the stage for a day of fun and camaraderie.

One of the highlights of the day was the highly anticipated fishing tournament. Anglers of all ages showcased their skills and patience as they cast their lines into the glistening waters of Cory Lake. The fishing tournament had multiple categories, ensuring that everyone had a chance to shine. Participants were judged on various criteria, including the length of the fish caught, the number of fish caught, and even the recognition of the oldest and youngest fisherman who proudly participated in the event.

As the sun began to go lower in the sky, the excitement reached its peak with the boat parade. This year's boat parade theme was centered around the celebration of the 4th of July, encouraging participants to decorate their boats in vibrant red, white, and blue, showcasing their creativity and patriotism. The onlookers gathered on the deck of the Beach Club, cheering and applauding as the boats paraded past, each one telling its unique and spirited story.

"The boat parade was absolutely incredible," said one enthusiastic spectator. "It's heartwarming to witness how our community comes together to celebrate our country's independence and enjoy the company of friends and neighbors."

After careful deliberation, the judges had the difficult task of selecting the winners for the fishing tournament and boat



parade. The victors were honored for their exceptional performances and creativity. Prizes were awarded to those who caught the longest fish, reeled in the most fish, as well as the oldest and youngest fishermen.

"The fishing tournament and boat parade were a true reflection of the unity and competitive spirit of our community," stated an organizer of the event. "We're grateful to everyone who participated and made this event such a resounding success."

The event not only brought joy and excitement to the participants but also provided an opportunity for community members to strengthen their bonds and create lasting memories. With laughter echoing

through the Beach Club, it was evident that the community picnic, fishing tournament, and boat parade had accomplished their goal of fostering a sense of togetherness and belonging among the residents of Cory Lake Isles.

As the day came to a close, the participants left with hearts full of joy and anticipation for the next community event. The July 2nd celebrations at Cory Lake Isles Beach Club will undoubtedly be cherished for years to come, serving as a reminder of the power of unity and the significance of coming together to celebrate the values that make their community special.



Aluna's Zodiac

By Aluna Michaels

JULY 2023



and let others adjust to your new confidence.

you get a job offer, be sure the finances are clearly in place before accepting.



Cancer (June 21 - July 22) – Happy birthday Cancer! The powerful

New Moon works with Pluto, helping you dig into your subconscious and resolve issues that have challenged you for years! They could be about self-esteem, body image, relationships, and even prosperity. Also, Venus moves retrograde, underscoring this healing opportunity! Meditate on the possibility of actually shifting in ways you've given up on. Open that door and let insights flow into your mind, then take action!



Leo (July 23 - Aug. 22) – Venus moves retrograde in your sign, so meditate on how satisfied you are in relationships. Make sure you're able to express your fully creativity and individuality within partnerships. Also look at ways you might stand in the way of your own joy. You'll be able to eliminate negative thinking patterns that are quite subtle, but sabotaging. The New Moon also helps you uncover old resentments that block the flow of prosperity.



Virgo (Aug. 23 - Sept. 22) – Mars moves into your sign, giving you power and courage! You can start a fitness program that you actually stick with. You deserve to be healthy inside and out, as well as look cute! You'll be bold with others in your life, making the time to exercise, and also eat well. Don't always put your needs last! Venus retrograde helps you stop tormenting yourself about relationship "failures". Instead, you'll be able to move forward with wise insights that energize you.



Libra (Sept. 23 - Oct. 22) – As Mars changes signs, meditate on the importance of passion in your life! You might choose to let go of relationships that limit joy, sexuality, and your sense of abundance. If you have artistic talents, resurrect them and

make time to nurture that part of yourself. Art, beauty, dance, nature and sensuousness are essential nutrients to your soul! At work, don't feel seduced by a high paying offer if it limits your freedom or is a toxic work environment.



Scorpio (Oct. 23 - Nov. 21) – Meditate on how to make your job more meaningful. You might even want to look into further education to have a more meaningful career. Begin with gratitude about current circumstances. This will open your heart and mind to see a path to even more joy in the near future. Connect with friends with a resilient, positive mindset who can support new plans and actions. It's commonsense, perhaps, but as Venus retrogrades, avoid office romances!



Sagittarius (Nov. 22 - Dec. 21) – You've got great work opportunities coming your way! Be bold about going for a "long shot" position. People can see your potential, and also your enthusiasm and people skills. You might even challenge yourself physically in terms of sports or adventuresome activities like rock climbing. Tap into a dormant sense of passion and joy! Also reacquire yourself with spiritual prosperity beliefs, techniques and affirmations. If partnered, work as a team in that metaphysical way!



Capricorn (Dec. 22 - Jan. 19) – The New Moon and Venus retrograde help you stand up for yourself in relationships. This could be in romantic, family, or even professional. You deserve respect and healthy boundaries! Also meditate on co-dependent issues you may have to see if you're giving up your own rights without anyone even asking you to! Gain inner strength from meditation and an inner spiritual connection. Believe you should have the best,



Aquarius (Jan. 20 - Feb. 18) – It's a super sexy few months for you!

But since Venus is retrograde, be sure that a new partner aligns with your value system and with your financial goals. It's easy to be dazzled in the beginning, so stay aware and also enlist a trusted friend to look out for red flags. Venus retrograde can also be a wonderful healing time to re-open your heart and to believe in love again, so it's certainly not "bad"! Meditate to release negativity and "old stories" so you can see a longterm partner more clearly as well.



Pisces (Feb. 19 - March 20) – Remember your commitment to yourself!

Venus retrograde asks you to love yourself – body, mind and soul. Think kind thoughts about your body. Plan healthy meals with good food. Take the time to savor. Exercise and also plan for rest and sleep. Meditate and also think supportive thoughts about yourself and your circumstances. In relationships, make sure you can express anger in healthy ways, and that you have good conflict resolution.



Aries (March 21 - April 19) – As Venus retrogrades, be cautious with new relationships. As an

Aries you bound forward and can overlook red flags. With the New Moon, the situation could have more intensity than you first expect. You might even be a bit shocked at how it shifts from being easy to quite challenging. Resist making big promises or major future plans until mid-September. However, current partnerships can actually be rejuvenated by the retrograde, and breakthroughs of hard issues can happen! If



Taurus (April 20 - May 20) – Venus retrograde heals yet another layer of

childhood wounds that could keep you from feeling joy and passion as an adult. Meditate on ways you shut down to others, especially in regards to communication. People aren't mind-readers, even when they know you intimately! You can change this longstanding defense mechanism and have an incredible new depth in partnerships. You can also have prosperity breakthroughs, as you release unconscious financial blocks!



Gemini (May 21 - June 20) – Venus retrograde is a great time to re-explore spiritual property principles.

By using affirmations, imagery and positive beliefs, you can attract amazing wealth! You can also heal "snarkiness", where you're the butt of your own jokes. Sure, you're super funny and crack everyone up, but you're really mean to yourself! Look deeper and extend kindness to your inner child during meditation and see what gentle support you need to hear from the present-day you.

Aluna Michaels is a second-generation astrologer. She also holds a Masters in Spiritual Counseling and has been teaching and consulting for more than three decades. Her book "Spiritual Gifts of the 12 Astrological Signs" is now on Amazon in Kindle version and as an E-book on her website. Aluna is available for appointments in her home, by phone or Zoom. Call (727) 239-7179 (landline, so no texting!) or call/text (248) 583-1663 or visit www.alunamichaels.com

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"Jennifer was great as we were moving from out of state, and helped us find a great neighborhood. She listened to our needs and was able to put us in several different neighborhoods to see what we liked and didn't like. She helped us with other questions we had outside of a house search also. We would definitely recommend her in the future."

- The Calaway Family



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Heat Stroke Awareness and Lightning Safety in Cory Lake Isles

By Heather Thompson, Chairperson, CDD Safety & Security Committee

Introduction

As we embrace the summer months in Cory Lake Isles, it's essential to understand the potential risks associated with extreme heat and sudden lightning storms. Heat stroke and lightning strikes are two significant weather-related dangers that can affect our community members, but with awareness and precautionary measures, we can ensure a safer and more enjoyable summer season. In this article, we will delve into the importance of heat stroke awareness and lightning safety, providing crucial information to help you and your loved ones stay safe during this time.

Heat Stroke Awareness

Recognizing Heat Stroke Symptoms:

Heat stroke is a severe medical condition caused by prolonged exposure to high temperatures, which overwhelms the body's ability to regulate its temperature. Recognizing the symptoms of heat stroke can save lives. Some common signs include:

High body temperature (usually above 103°F or 39.4°C)

Hot, red, and dry skin (lack of sweating)

Rapid pulse and breathing

Dizziness and confusion

Nausea and vomiting

Throbbing headache

Unconsciousness or fainting

Risk Factors and Vulnerable Groups. Certain factors can increase the risk of heat-related illnesses, including:

Extremely hot and humid weather
Dehydration
Engaging in strenuous activities

outdoors

Being elderly or very young
Having certain medical conditions (e.g., heart disease, obesity)

Special attention should be given to vulnerable groups such as the elderly, young children, pregnant women, and individuals with pre-existing medical conditions, as they are more susceptible to heat-related illnesses.

Heat Stroke Prevention Tips:

Preventing heat stroke requires proactive measures, and everyone can play a part in staying safe during the hot summer days:

Stay hydrated: Drink plenty of water even if you don't feel thirsty. Limit outdoor activities during peak heat: Try to schedule outdoor activities during the cooler parts of the day, such as early mornings or evenings.

Dress appropriately: Wear loose-fitting, lightweight, and light-colored clothing to help your body stay cooler.

Seek shade: If you must be outdoors, find shaded areas to rest and cool down.

Never leave anyone in a parked car: The temperature inside a car can skyrocket within minutes, posing a severe risk of heat stroke or death.

Lightning Safety

Understanding Lightning Dangers:

Tampa, Florida, is known for its thunderstorms, and lightning is an inherent part of them. Lightning strikes can be deadly and can cause severe injuries. It's essential to understand the risks associated with lightning:

Lightning can strike up to 10 miles away from a thunderstorm, even if it's not raining in your immediate area.

Seek shelter indoors as soon as you hear thunder or see lightning flashes. Avoid open areas, tall trees, bodies of water, and metal objects during a storm.

Outdoor Safety during Thunderstorms:

If you find yourself outdoors during a thunderstorm, follow these lightning safety guidelines:

Find indoor shelter: Head to a substantial building or fully enclosed metal vehicle with windows up.

Avoid water-related activities: Steer clear of swimming pools, lakes, and beaches during a thunderstorm.

Don't take risks: Refrain from seeking shelter under trees or using small outdoor structures like gazebos, as they offer little protection from lightning strikes.

Wait it out: Wait at least 30 minutes after the last thunderclap before resuming outdoor activities.
Conclusion

With the scorching summer temperatures and frequent thunderstorms in Cory Lake Isles, being aware of heat stroke and lightning safety is crucial for safeguarding our CLI families. By recognizing the symptoms of heat stroke, taking preventative measures, and following lightning safety guidelines, we can ensure a safer and more enjoyable summer for everyone. Let's look out for one another and prioritize safety as we embrace the beauty of Tampa's summer season. Stay cool, stay safe!

Remember: WHEN THUNDER ROARS- GO INDOORS!



SELECT EVENTS

August 2023

North Tampa Behavioral Mental Health Fair

8/3 10am-2pm

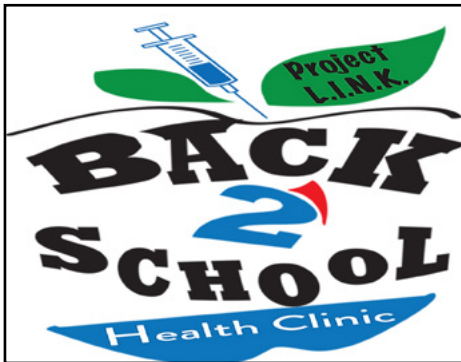
2727 Mansfield Boulevard Wesley Chapel

The community is holding a Mental Health Fair with 3 Guest Speakers! Each speaker is a licensed professional with years of experience and a wealth of knowledge to share on specific issues of mental health. For example, one section of this seminar will focus on Depression and Anxiety among late teens and young adults. For more information and to register for your spot, visit www.eventbrite.com.

Back To School Health Clinic

8/5 9am-12pm

4401 North Himes Avenue, Tampa



Project LINK's Back-2-School Health Clinics are now open for registration for children attending public or charter schools in Hillsborough County Florida. Parents of uninsured children or on Medicaid are eligible to schedule appointments for a no-cost School Physical, Routine Immunization, or Immunization Records Transfer. Parents must register online at www.back2schoolhealthclinic.org.

Candle Making

8/5 5pm-7pm

5839 Grand Oro Lane, Wesley Chapel



This candle making experience is designed to be perfect for family gatherings, friends' nights out, or even a romantic date night! You and

your loved ones will start journey of scent and design by choosing a vessel to create your candle in. The experts will guide you through over 20 exquisite high quality fragrances and the process of measuring, blending, and pouring wax into your candle. At the end you will have a completely unique creation to take home! Register for your ticket at www.eventbrite.com.

Meet the Artist: Bert Swartz

8/5 5:30pm-7:30pm



The current exhibit of original artworks that will be on display this month are by Bert Swartz! Works by Swartz include a variety of media types like pyrography, paintings, and mixed media. The subjects are mostly beautiful seascapes and marine life. Guests will have the opportunity to discuss with the artist about their work and enjoy light refreshments during the event. All the artwork on display will be available for sale and can be purchased by contacting the artist directly after the exhibit ends!

COC Annual Anniversary Fashion Show

8/5 6pm-8pm

13112 North Florida Avenue, Tampa



In honor of their anniversary Closet of Classe will be hosting an outdoor fashion show! There will be a two part presentation of the latest styles that will be available and a live DJ to set the mood! Your ticket includes a reserved seat, swag bag, raffle ticket and adult beverages. Register to receive yours at www.eventbrite.com.

Sprinkles and Smiles

8/6 2:30pm-4:45pm

8500 Hunters Village Road Tampa



Come enjoy a cute and fun time with your child before school starts by decorating cupcakes! Other parents and children alike will be there to socialize and connect through shared experiences. Throughout the day, there will be games and light refreshments to entertain all the children. The price of your ticket includes half dozen cupcakes, supplies & decorations. Tickets are available at www.eventbrite.com.

Florida Penguin's Back to School Bash

8/6 12pm-4pm

2300 Grand Cypress Drive Lutz



Just in time for school to start, Florida Penguin's Back to School Bash is here! This is a series of interactive events across local shopping centers where you'll have the chance to meet with community resources, after school programs, healthcare providers, and more! At each location you can participate in the interactive scavenger hunt, where the community will be giving away over 250 backpacks at each location and thousands of school supplies. Register online at www.eventbrite.com to participate.

Basics of Backyard Fruit Growing

8/12 9am-10:30am

5401 Land O lakes Blvd, Land O Lakes

Florida is known for it's beautiful landscapes and delicious fruits. Now imagine having both in your own backyard! In this class you will learn what, when, where and how to grow and care for fruit trees at home. It can take practice and

care to nurture a garden, but with a little extra help the results will be good enough to eat!



Ticket to the Moon: ELO Tribute
8/12 8pm-10pm
4537 Lowell Road, Tampa



Ticket to the Moon members have worked and shared the stage with an ongoing list of popular celebrities and now they are here to share their talents with you! Ticket to the Moon is extremely well known for their authentic renditions of Electric Light Orchestra songs and their high-energy performances. It is not just a music concert, it is full blown production performance you will not want to miss!

BEYONCÉ
RENAISSANCE WORLD TOUR
Wed • Aug 16 • 7:00 PM
Raymond James Stadium, Tampa, FL

The concert is around two and a half hours long and is split into six acts, with Beyoncé performing the tracks of Renaissance in order, interspersed with songs from across her discography. The show received critical acclaim, with particular praise for the production value and Beyoncé's vocal performance.



Garden Club: Plant Swap
8/19 10:30am-12pm
New River Library

This is your opportunity to expand your garden and connect with your community! Bring any of your plants, saplings, or seeds that you want

to share and discover something new to take home and complete your garden. This event is



free and open to anyone in our community.

Monster Jam
Amalie Arena - Tampa, FL, USA
8/19: 1pm & 7pm



Monster Jam Trackside begins approximately one hour before the event start time and features:

- Competition Preview
- Driver Interviews
- Behind the Scenes with the Pit Crew
- Judges Zone Overview
- Opening Ceremonies
- Giveaways
- Power Rush Truck Introductions

Out of Glen with North of Argyll
8/19 7:30pm-9:30pm
4537 Lowell Road, Tampa



Out of Glen is a historical performance, both sung and spoken. It is meant to be a cultural celebration of the Scottish and Celtic cultures through stories, music, and dance. The band that will be performing, North of Argyll, is a premier Celtic fusion band that blends Celtic music with contemporary influences. They will be performing in full Scottish Highland attire, providing a unique visual and auditory experience to deliver an unforgettable show!

Coffee Tasting & Roasting 101
8/27 10am-12pm
14204 42nd Street Tampa



Come enjoy new types of coffee with one of the top coffee roasters in Tampa and enjoy a delectable assortment of pairings! Enjoy this casual experience where you can taste the newest single origin beans, and learn a little about how to roast them. Coffee will be paired with a generous selection of locally-curated charcuterie and some hand-picked pastries from our in-house pastry chef. Tickets are available at www.eventbrite.com.

Creative Relaxation & Stress Management
8/28 11am-12:30pm
Starkey Ranch Theatre Library



This is a monthly class that is meant to stimulate the mind and body through art. The class will include relaxation meditations and creative art activities to help you reduce stress. In order to get the best results, everyone will be led by a mental health professional. This month after meditating, you will use art to explore a personal metaphor. No artistic talent required!

Please send your events to:
info@KEMMediaGroup.com

By the 10th of the month
preceding publication month.
Date, time location, short description, one
image.

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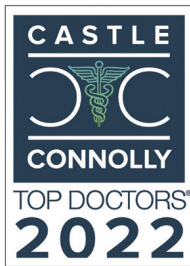
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Thursday, August 24th @ 2pm

26000 Sierra Ctr Blvd., at I-75 & St Rd 56

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More Floridians Are Selling Their Homes and Moving Into New Builds

While a balanced real estate market typically has between five and six months' worth of inventory, the local market currently has only up to two months of home inventory. That means Tampa still has an extreme seller's market. But, if you're going to sell, you need to address the other side of the equation: Where will you move to? A new build might be the answer.

ESPN Southwest Florida recently reported that approximately 10 new homes are being built for every 1,000 residents, which ranks Florida as the third most popular state for new builds across the U.S. There's no wonder why it's booming as the 2022 U.S. Census showed Florida as the #1 state for domestic migration. "Between July 2021 and July 2022, nearly 444,500 people moved to the Sunshine State," the report shows.

If you're a homeowner in Tampa, you're well aware of what the area offers, which is why it's growing so quickly. In addition to a stable job market and home to a wide range of employers and diverse industries, Tampa is experiencing a strong economy, a thriving tourism sector, and overall affordable living. So, if you're thinking about upgrading, downsizing, or just changing neighborhoods, here's what

you need to know about the new builds going up.

Why You Should Consider a New Build

Due to the imbalance of demand versus the availability of existing homes, the new build inventory is at an all-time high. According to NAR's research, the sale of "newly built homes jumped 12.2% month over month in May, making up 31% of available inventory" if you're planning to sell and unsure where to go, consider the possibilities of purchasing a new build.

First off, what's not to love about owning a never-lived-in home? You can even customize various details of the home to suit your needs and preferences in most cases, ranging from the floor plan to the smaller details, like countertops, paint colors, flooring, and appliances.

Most builders will also give you the option of choosing from a plethora of built-in energy-efficient options including smart home devices, lighting, appliances, windows, and doors. This could reduce your living expenses in the long run by cutting down on your heating and cooling costs, and water consumption.

A new build will also enable you to avoid the hassle of looming repairs or upgrades as it is move-in ready and entirely brand new. Plus, most

new home warranties cover anything that might go wrong for the first year. Coverage of major systems like HVAC can last up years, with the structure being covered for even longer. That can take a lot of worry off your plate.

Still not convinced yet? Florida is currently experiencing a statewide property insurance crisis. A new build is generally one of the most accessible and affordable homes to insure. And yet another aspect to be aware of is that many builders offer special financing perks and incentives to help you buy down your mortgage rate. Of course, these offers constantly change, requiring diligence in finding an informed local expert.

Many homebuyers do not consider the option of a new construction because of the common misconception of enduring an extended waiting period before it is move-in ready. However, in most cases, if the home's exterior is already complete, the wait time is often 90 days or less.

Is It Time to Sell?

Earlier this summer, Norada Real Estate Investment released the "Tampa Housing Market Forecast 2023-24, which predicts "continued growth and appreciation." Meanwhile, Florida continues to experience a significant surge of

out-of-state buyers wanting to relocate quickly. Why not take advantage of the seller's market and sell your home for top dollar while purchasing a new, customized home for yourself?

It could be that the home you're selling is a vacation home. In that case, consider reinvesting funds from the sale of your secondary home into a new build that you rent out for the rest of the year. Because so many people are moving into the area, rental properties are in high demand too, giving you a chance to pull in extra cash.

Ultimately, whether you're seeking a single-family home or a glamorous condo, many different styles of homes are rapidly being built to meet the area's housing demand. If you're thinking about selling or purchasing a home in Tampa, a new build is definitely worth considering.

Would you like some more information? Please feel free to reach out to me! I specialize in new construction and highly recommend contacting a REALTOR® with a strong pulse on the ever-evolving new builds.

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