

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

**REGULAR MEETING**  
**AGENDA**

**December 14, 2017**

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

December 6, 2017

**ATTENDEES:**

**Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.**

Board of Supervisors  
Cory Lakes Community Development District

Dear Board Members:

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on Thursday, December 14, 2017 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Opening Comments
3. Other Supervisor(s) Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Vendor Presentations
  - i. Allied Security - *Don Benoit, Client Manager*
  - ii. Safari Landscape and Horticultural
6. Committee Reports
  - A. Security
  - B. Finance
  - C. Landscape Aquascape Facilities
7. Approval of Minutes
  - A. November 16, 2017, Board of Supervisors
    - i. Summary of Motions
    - ii. Staff Directives
    - iii. Regular Meeting
  - B. LAF Committee
    - i. December 12, 2017 (*to be provided under separate cover*)

- C. November 28, 2017 to December 12, 2017, Sunshine Board *(to be provided under separate cover)*
  - D. Other
8. Acceptance of Unaudited Financial Statements as of October 31, 2017
9. Staff Reports
- A. District Engineer
  - B. Office Administrator
  - C. Facilities Manager
  - D. District Manager
- i. NEXT MEETING DATE: January 18, 2018 at 6:00 P.M.
10. Continued Discussion: Focused Gym Survey
11. Consideration: Ratification of Agreement for Landscape Services with Yellowstone Landscape, LLC
12. Other Business
13. Public Comments *(non-agenda items)*
14. Supervisors' Requests
15. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.  
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL IN NUMBER: 1-888-354-0094**  
**CONFERENCE ID: 8593810**

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

A Regular Meeting of the Cory Lakes Community Development District's Board of Supervisors was held on **Thursday, November 16, 2017 at 6:00 p.m.**, at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

**Present at the meeting were:**

Jorge Castillo ( <i>via telephone</i> )	Chair
Sudhir (Sid) Shah	Vice Chair
Bob Woodards	Assistant Secretary
David Burman	Assistant Secretary
Sheila Haque	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Wendy Darby	Office Administrator
John Hall	Facilities Manager
Rich Carpenter	Resident, LAF Committee Member
A. J. Forbes	Resident, Security Committee Member
A. Cyril Spiro ( <i>via telephone</i> )	Resident, Finance Committee Member
Steven Guillino	Resident
Tim Corrigan	Resident
Colleen Carpenter	Resident
Prashant Bhode	Resident
Adam Ghent	Resident
David Nash	Resident
Steven Hancz	Resident
Harry Ramphal	Resident
Shirap Disan	Resident
Brijesh Patel	Resident
Rene Fontcha	Resident
Shashikant Patel	Resident
Vipul Patel	Resident

<p><b>On MOTION by Ms. Haque and seconded by Mr. Shah, with all in favor, permission to move Item 5, Consideration: Request to Hold 5K Race for Place Event, from the Fifth Order of Business, to earlier in the meeting, was approved.</b></p>
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**On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the Emergency Preparedness Plan, in substantial form, was approved.**

**On MOTION by Mr. Shah and seconded by Mr. Woodards, with all in favor, authorizing Dr. Spiro to work with Ms. Elizabeth Ross to prepare and circulate a focused gym survey, with Mr. Shah serving as liaison, as stated earlier, was approved.**

**On MOTION by Mr. Burman and seconded by Mr. Shah, with all in favor, Resolution 2018-01, Amending the General Fund Portion of the Budget for Fiscal Year 2017; and Providing for an Effective Date, was adopted.**

**On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, to hire FHP for four plus one, five hours per week as soon as possible, to patrol the community one or two weeks per month on Monday mornings from 6:00 a.m. to 10:00 a.m., with the other two weeks at the will of the Staff until further notice, was approved.**

**On MOTION by Mr. Woodards and seconded by Ms. Haque, with all in favor, to terminate the LMP contract effective December 31, 2017, assuming success in engaging another contractor based upon the bids received from other landscaping contractors earlier in the summer, was approved.**

**On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, the October 19, 2017 Board of Supervisors Summary of Motions and Staff Directives, and Board of Supervisors Regular Meeting Minutes, as presented, the May 1, and November 7, 2017 Security Committee, the November 14, 2017 LAF Committee, the October 23 and November 8, 2017 Spirit Committee Meetings and the October 31, 2017 – November 14, 2017 Sunshine Board Meeting Minutes, as presented, were approved.**

**CORY LAKES CDD**  
**November 16, 2017**  
**Board of Supervisors Staff Directives**

**Facilities Manager**

- Direct the rover to ensure that the Club is emptied after meetings and to secure the amenities.
- Erect “No Parking Unless for CDD Event” signs near the tennis courts to protect the grass.
- Per Mr. Shah, obtain pictures of speeders from the rover.
- Meet with representatives from Allied Universal and the security committee chair to discuss/resolve issues directly.

**Office Manager**

- Purchase an affordable computer with current processor.
- Update the meeting board or meeting signs regularly and address message speed.
- Per Mr. Shah, circulate official emails to educate and update residents on current District business.

**District Engineer**

**District Counsel**

**District Manager**

- Mr. Adams would arrange a conference call with the POA attorney and District Counsel regarding security/speeding procedures.
- Per Mr. Shah, Mr. Adams to discontinue the Life Style Committee and Spirit Committee Reports from future agendas.
- Mr. Adams would review Evergreen account activity for Ms. Haque.



**SECOND ORDER OF BUSINESS****Chairman's Opening Comments**

Mr. Adams stated that there was a request to reposition Item #5.

Mr. Shah stated that it was good to see such a large number of people in attendance, as that signaled that residents cared about their community. During the meetings, the Board deliberates, discusses, ponders and asks questions, prior to making any decision and major decisions are made over several months, as opposed to in one or two meetings. Constructive criticisms, with solutions, were welcomed and appreciated and Board Members were approachable, neighborly and equally affected by the decisions reached during meetings.

▪ **Consideration: Request to Hold 5K Race for Place Event**

*\*\*\*This item, previously the Fifth Order of Business, was presented out of order.\*\*\**

**On MOTION by Ms. Haque and seconded by Mr. Shah, with all in favor, the request to hold 5K Race for Place Event, , was approved.**

**THIRD ORDER OF BUSINESS****Other Supervisor Opening Comments**

In response to Mr. Castillo's question, Mr. Shah stated that there were approximately 14 attendees and Board Members present at tonight's meeting. Mr. Castillo thanked everyone for attending and welcomed resident input.

Mr. Shah shared that, on October 27, an incident occurred involving him, his son and a dog sitter/walker who used racial slurs during an altercation. The incident was subsequently posted on Nextdoor Cory Lake Isles, which generated additional animosity and bigoted comments from individuals in nearby communities. He opined that Cory Lakes was a diversified community where residents lived in harmony and bigotry and racism should not be tolerated, and called for a motion to jointly condemn and deplore the incident from October 27.

Mr. Steve Gulino, a resident, stated that he employed the young lady who insulted Mr. Shah and, although the comments made were inappropriate and wrong, he would not debate them on social media nor terminate her in this setting. In a further attempt to settle the matter, Mr. Gulino previously made an appointment to speak with a police officer about the confrontation, as he was travelling when it occurred. He vouched for his employee and stated that she overreacted because she was worried about the dog lashing out, and was frightened. He



78 dispatched a friend, Mr. Tim Corrigan, a resident, to act on his behalf, upon learning of the  
79 incident and stated that there is a great disconnect between what was reported on social media,  
80 Mr. Corrigan's account and the young lady's account. Mr. Shah stated that the young lady  
81 threatened that the dog should bite him and that the police and Mr. Corrigan were called to  
82 suppress the altercation.

83 Mr. Corrigan stated that he attempted to diffuse the situation with Mr. Shah and the  
84 young lady. She apologized twice and Mr. Corrigan alleged that Mr. Shah was unprofessional  
85 and unwilling to accept her apology and falsely reported the incident on social media. Mr. Shah  
86 countered that the young lady made a conditional apology, which he initially refused to accept;  
87 however; he subsequently forgave her, on social media. Mr. Gulino felt that a resolution should  
88 be reached civilly, with no hard feelings, as Mr. Shah was a neighbor; his employee deserved a  
89 second chance and should not be banned from the community because she admitted that she was  
90 wrong. Mr. Shah stated that the young lady must genuinely repent and not conditionally. In  
91 response to Mr. Adams' question, Mr. Shah agreed to meet with Mr. Gulino and the police  
92 officer and withdrew his motion. Mr. Castillo stated that, from a CDD perspective, Board  
93 Members did not have a say in residents' hiring decisions and all parties should meet privately to  
94 come to a resolution.

#### 96 **FOURTH ORDER OF BUSINESS**

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

98  
99 Mr. Harry Ramphal, a resident, believed that the CDD was selling residents' private  
100 information to the POA, with regard to speeding, and felt that it was wrong and against the law.  
101 If residents contacted him upon receiving fines from the POA, he would direct them to the CDD  
102 Board. He felt that the CDD shortchanged the community by selling the Capri Isle property  
103 below value and was opposed to the development of affordable housing within Cory Lakes,  
104 which would lower property values. He stated that many residents were bitter and warned that  
105 he would lobby to gain a seat on the Board to vote against such decisions and referenced the  
106 letter from Dr. Levent Kara that was circulated. He advised the Board to rethink selling any  
107 more land and to make informed decisions and, although he respected and liked everyone on the  
108 Board, he would do all he could to protect his investment.

Mr. Steven Hancz, a resident, stated that the Board should consider adding a Mission Statement to the agenda and displaying a printed version on the board. The District lost several trees due to the recent hurricane and Landscape Maintenance Professionals, Inc. (LMP) did not replace them. He would like new palm trees installed and reported that two or three hibiscus bushes, at Cory Lake and St. Croix, desperately needed maintenance. He noticed that, lately, third-party landscapers were commencing work at 6:00 or 7:00 a.m., and there was a City noise ordinance against that. He asked the Board to instruct guardhouse personnel to monitor the situation, which sometimes caused heavy traffic involving schoolchildren, school buses and work trucks passing; it was not a major issue but had the potential to become one. Mr. Hancz complimented Staff on the new and improved LED lighting.

In response to a resident's question, Mr. Shah stated that the Board was not yet prepared to decide on the new gym; it would be discussed later in the meeting.

Mr. Adam Ghent, a resident, disagreed with the land sale and felt that the Board misled residents, as they were not given an opportunity to voice their opinions on the Capri Isle land sale. There was a lot of bitterness on social media, as residents opposed building condos or affordable housing in the community. He felt that there was a lack of trust in the community and the Board should be more transparent and talk and listen to residents, who were against low income housing in the community. Mr. Shah concurred that the Board could have communicated better, apologized and stated that the facts would be divulged shortly.

Mr. Prashant Bodhe, a resident, wanted to know if the new gym would be built only if the Capri Isle property was sold, as mentioned on social media. Mr. Shah encouraged Mr. Bodhe to remain at the meeting for answers to his question.

Mr. Vipul Patel, a resident, thanked Mr. Hall for the new and improved lighting and for maintaining the community. Mr. Shah stated Electric Today installed the lights and commended Mr. Hall for his hard work.

Mr. Shirap Disan, a resident, felt that every resident had a right to move about in the community without being insulted and that the altercation involving Mr. Shah and the young lady was unfortunate.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration: Request to Hold 5K Race for Place Event**

This item was addressed following the Second Order of Business.

**SIXTH ORDER OF BUSINESS****Discussion: Part 3 – Budget Survey Results**

This item was presented during the Tenth Order of Business.

**SEVENTH ORDER OF BUSINESS****Discussion/Consideration: Cross Creek Entry Landscape Improvement Proposal From LMP**

This item was presented during the Twelfth Order of Business.

**EIGHTH ORDER OF BUSINESS****Discussion/Consideration: Low Voltage Lighting Proposals**

Mr. Hall stated that low voltage lighting was needed to illuminate the landscaping, especially at this time of year when it was darker. Mr. Shah asked if there was ever low voltage lighting in the community. Mr. Hall replied that, when he first started as Facilities Manager, Morris Bridge had low voltage lighting in the center median. It was not functioning at first because LMP kept cutting the wires, which ran along the surface of the ground, resulting in constant repairs. If approved, the lighting would be installed properly, in a conduit, and would not be manipulated like before. Mr. Shah stated proposals to install low voltage lighting at the Cross Creek and Morris Bridge entrances and at the Clubhouse were previously obtained. One proposal was for \$177,000 and the other was \$252,000. Discussion ensued. Mr. Shah suggested that Staff submit a schematic of the project to the contractors and tell them how much the District could afford, to determine interest, as this was an expensive, unbudgeted item and there were no reserves to fund it.

This item was deferred.

**NINTH ORDER OF BUSINESS****Discussion/Consideration: Emergency Preparedness Plan**

Mr. Adams presented the Emergency Preparedness Plan. In light of Hurricane Irma, Management created guidelines of what must occur before and after a storm or major

176 emergency. The outline was replicated from a CDD that experienced considerable damage and  
177 was then specifically tailored for this CDD. The Plan included emergency phone numbers of  
178 service contractors that would remove debris, clear roads and sidewalks, reset community pools,  
179 etc. Mr. Shah stated that the Plan placed Management and Supervisors on the same page and felt  
180 that it should be communicated to residents, as well. Mr. Adams would include information  
181 about power outages, potable water, lift stations and emergency generators and post the Plan on  
182 the CDD website.

183 Mr. Ramphal voiced his opinion that Cory Lakes was the last tier for emergency response  
184 by the City of Tampa, which did not respond to the area for downed trees and elderly residents.  
185 The community should have an emergency plan. Mr. Adams stated that public safety was the  
186 priority, when emerging from a storm and at least one lane of the roadway should be passable for  
187 emergency access. Residents should safeguard their properties on their own by entering into pre-  
188 storm agreements with a landscape maintenance contractor for post-storm recovery; oftentimes,  
189 the City, County, Public Works and Fire Departments enter private gated communities to open  
190 roads. One of the best resources was LakeMasters Aquatic Weed Control Inc., (LakeMasters);  
191 their wetland division could be tasked to clear roads as they had the equipment and know-how.

192  
193 **On MOTION by Mr. Shah and seconded by Ms. Haque, with**  
194 **all in favor, the Emergency Preparedness Plan, in substantial**  
195 **form, was approved.**  
196  
197

198 **TENTH ORDER OF BUSINESS**

199 **Discussion/Consideration: Florida**  
200 **Highway Patrol Request for Off-Duty**  
201 **Police Services**

202 Mr. Shah stated that the Board was considering hiring an off-duty Highway Patrolman to  
203 control speeding. Over the past few months, attempts were made to communicate to motorists to  
204 slow down but to no avail, so further action must be taken. The CDD set aside \$10,000 for this  
205 effort and the POA would soon announce their measures to curtail speeding. In response to Mr.  
206 Shah's request to increase the budgeted amount to \$13,000, Mr. Adams stated that funds could  
207 be repurposed, as there were contingencies; some items would run under budget and others  
208 would be over; therefore, the Board should focus on the bottom line and try not to exceed it. Mr.  
209 Shah stated that the Florida Highway Patrol (FHP) proposal was for \$50 per hour, for a

minimum of four hours, plus one hour for travel. He suggested hiring FHP for four hours, once per week for 52 weeks, for approximately \$30,000. Mr. Adams felt that it might be premature to arrange for annual billing and suggested commencing once per week at \$250, for four hours. Mr. Shah preferred Monday mornings. Mr. Adams cautioned that the Board should delegate choosing the peak times to on-site staff. Mondays, from 6:00 to 10:00 a.m., would capture people going to work and children going to school and there should be randomness to the patrol times. In response to a resident's question, Mr. Adams stated that installing speed bumps was discussed, ad nauseam, and it was concluded that they were too costly.

***\*\*\*Dr. A. Cyril Spiro, a resident and Finance Committee Member, joined the meeting, via telephone.\*\*\****

**Discussion: Part 3 – Budget Survey Results**

***\*\*\*This item, previously the Sixth Order of Business, was presented out of order.\*\*\****

Mr. Adams exhibited Dr. Spiro's previously submitted PowerPoint presentation. Dr. Spiro directed Mr. Adams to display the slides called "Outcome of the Survey" and the "Summary Tab,". He highlighted the following items and took questions:

- The survey had a 23% response rate
- Survey participants represented the majority of the community
- Residents were significantly against the enhanced landscaping on Cross Creek Boulevard and at the exits, coloring and cleaning the pavers, upgrading the fountain and the gates
- Residents were in favor of building a new gym but only if the land was sold; it was assumed that, if they responded yes, regardless of whether the land was sold, they did not have a problem with the land being sold
- Most of the residents that commented lived in Canary Isles and did not want more homes between themselves and Capri
- The conclusion was that a significant number of residents were in favor of the larger gym if the land was sold
- Given the current budget, there was no capital so improvements would be funded from the reserves

Mr. Adams stated that it would take time to absorb the survey data and come to a conclusion, through lengthy discussion, as to how to proceed based on the findings. Mr. Burman noted that the majority of residents were in favor of adding amenities, as long as they would not

be charged for them. Dr. Spiro clarified that residents felt that there was more value in extending the gym than in installing a gate at the Cross Creek entrance. Discussion ensued regarding the survey results from last year versus the current survey, expanding the gym, gym usage among residents and selling the land or green space. Mr. Shah felt that the Board should decide on the gym expansion today and not belabor the topic further; in order to attract young, educated and successful individuals, the community must have a modern gym. Further discussion ensued.

Mr. Woodards and Ms. Haque called for a new survey to reassess the issue. Mr. Burman suggested asking Ms. Elizabeth Ross to assist Dr. Spiro in rephrasing the survey questions. Dr. Spiro would be happy to work with Ms. Ross to prepare a more detailed and specific gym survey. Mr. Shah volunteered to act as liaison between Dr. Spiro and Ms. Ross. A resident stated that the gym was a great idea and that it was the most used facility in many communities. Since there were issues with speeding and traffic congestion, having a local gym would greatly benefit residents.

**On MOTION by Mr. Shah and seconded by Mr. Woodards, with all in favor, authorizing Dr. Spiro to work with Ms. Ross to prepare and circulate a focused gym survey, with Mr. Shah serving as liaison, was approved.**

***\*\*Dr. Spiro left the meeting.\*\****

Mr. Rene Fontcha, a resident, stated that the current gym was outdated, too small and poorly reflected Cory Lakes and lesser communities in the area had superior gym facilities. He felt that some residents were overly concerned about the land sale and the Board should ignore the noise and focus on the many reasons why having a better gym was in the best interest of the community. Further discussion ensued.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2018-01, Amending the General Fund Portion of the Budget for Fiscal Year 2017; and Providing for an Effective Date**

Mr. Adams presented Resolution 2018-01. The District expended over \$200,000 in Capital Improvement Projects (CIPs) but budgeted only \$25,000. Approving the Resolution

facilitates approval of additional appropriations in the budget and removes the potential of a finding in the District's annual audit.

**On MOTION by Mr. Burman and seconded by Mr. Shah, with all in favor, Resolution 2018-01, Amending the General Fund Portion of the Budget for Fiscal Year 2017; and Providing for an Effective Date, was adopted.**

▪ **Discussion/Consideration: Florida Highway Patrol Request for Off-Duty Police Services**

Discussion of this item resumed.

Mr. Adams stated several options to curb speeding in the community were previously examined and all were very costly so the consensus was to take the resources and place them into an actual traffic enforcement entity such as the TPD or FHP. TPD, through Mr. Forbes' efforts, was visibly engaged in the community, without additional cost, and FHP was another traffic enforcement resource. All of FHP's vehicles were equipped with radar. Regarding his initial contact with FHP, Mr. Adams stated that Trooper Gaskins was very responsive and quickly forwarded Management an email with all of the requested information. Mr. Shah asked if FHP would provide the District with weekly reports. Mr. Adams stated that reports would be provided but was uncertain as to how often.

**On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, hiring FHP for four plus one hours, for a total of five hours per week, as soon as possible, to patrol the community one or two weeks per month, on Monday mornings from 6:00 a.m., to 10:00 a.m., with the other two weeks at the will of Staff, until further notice, was approved.**

**TWELFTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Mr. Forbes thanked Staff for preparing the Emergency Preparedness Plan and contracting FHP. The Committee had a very successful TPD roll call two weeks ago. The issues covered included racial and other types of harassment; residents were urged to call the TPD to officially

report such incidents. If residents witnessed anyone speeding or committing other acts of lawlessness within the community, TPD recommended calling their emergency number, the Administrator or Neighborhood Watch. There were ongoing issues with Envera and a new on-site security supervisor was recently hired. The security meeting was pending. The gym fingerprint scanner was malfunctioning and should be replaced. A member of the Security Committee requested real-time access to the security guard report. Mr. Forbes stated that the Security Committee reported directly to TPD and security reports should be shared instantly with members of Neighborhood Watch and not 24 hours after the fact. The Security Committee would not meet in December. The Neighborhood Watch cleanup was slated for Saturday at 7:30 at the Clubhouse; signs were previously posted.

Mr. Shah questioned an entry in the minutes that 95% of the pictures from the security camera were unreadable. Ms. Haque noted that Mr. Forbes did not formally approve the Committee reports. Mr. Adams confirmed that, for them to be a part of the record, the security reports should be signed. A resident observed that security personnel allowed Uber drivers into the community without calling or checking credentials 80% of the time and felt that something should be done. Mr. Forbes stated that other residents made similar complaints and he felt that Envera was to blame. Mr. Shah stated that Allied Universal, the security company, was not following the District's guidelines. Discussion ensued regarding security guards, security contractors, Uber and City noise ordinances. Mr. Forbes looked forward to the security meeting where he, Mr. Hall and the new on-site security supervisor could address the Uber issue and other security concerns. Ms. Haque questioned residents contacting Neighborhood Watch or Administration, instead of TPD, upon witnessing a violation in the community. Mr. Hall clarified that TPD should be contacted first, in the event of an emergency or suspicious activity, and Neighborhood Watch was designed only to observe and report, as opposed to policing the neighborhoods. Mr. Adams stated the security rover was trained, covered by insurance and qualified to observe and report lawlessness in the community.

Mr. Burman stated that he recently attended a POA meeting and the POA would contribute 25% of revenues collected from fines back to the CDD. He suggested placing that money in a fund to repair the existing system or purchase another system. As to whether the CDD or the POA should send letters of violation, it was decided that the POA attorney and the District Counsel must make the final decision. Mr. Adams would coordinate a conference with



the attorneys. A question of whether the District's posted speed limit and stop signs were legal, was raised. Mr. Adams stated that Management felt the signs were legal and Mr. Hall had communication that dispelled the concerns about the stop signs. Mr. Adams felt that issuance of citations and exposure should be a part of the discussion and would contact District Counsel and the POA Manager to schedule a conference call for the week after Thanksgiving. In response to Mr. Woodards' question regarding the legal glitch, Mr. Adams stated that there was an exemption provision in the law and the Board must be careful to avoid potential liability exposure.

**B. Finance**

There being no report, the next item followed.

**C. Landscape Aquascape Facilities**

There being no report, the next item followed.

**Discussion/Consideration: Cross Creek entry Landscape Improvements Proposal from LMP**

*\*\*\*This Item, previously, the Seventh Order of Business, was presented out of order.\*\*\**

Mr. Burman noted that the Board was dissatisfied with LMP. Mr. Shah stated that there were no new plantings and the landscaping was in decline and asked if there was an out clause in the LMP contract. Mr. Adams replied affirmatively and recommended a January 1, 2018 start date for the new landscaper. Mr. Shah directed Mr. Hall to obtain proposals from Yellowstone and BrightView Landscapes LLC (BrightView). Mr. Hall favored Yellowstone. In response to Mr. Shah's question, Mr. Adams stated to allow 30 days in terminating the contract with LMP and suggested making termination effective December 31, 2017. Discussion ensued regarding contract prices, sealed bids, LMP's decline and quality control.

**On MOTION by Mr. Woodards and seconded by Ms. Haque, with all in favor, terminating the LMP contract, effective December 31, 2017, assuming success in engaging another contractor based upon the bids received from other landscaping contractors earlier in the summer, was approved.**

**D. Life Style Committee**

The Board agreed to discontinue the Life Style Committee and remove it from future agendas. Ms. Haque questioned how donations affected the budget. Mr. Adams stated that donations could be placed under “Miscellaneous income – events” and the funds could be monitored as the year progressed. Ms. Darby stated that, although the funds were recorded on a recap, the sponsorship dollars went directly to Evergreen. Mr. Adams stated that sponsorship dollars should be returned to the CDD and not be an additional revenue stream for Evergreen. He would review Evergreen’s account activity for Ms. Haque.

**E. Spirit Committee**

The Board agreed to discontinue the Spirit Committee and remove it from future agendas.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. October 19, 2017, Board of Supervisors**

**i. Summary of Motions**

Mr. Adams presented the October 19, 2017 Summary of Motions and asked for any additions, deletions or corrections.

**ii. Staff Directives**

Mr. Adams presented the October 19, 2017 Staff Directives and asked for any additions, deletions or corrections.

**iii. Regular Meeting**

Mr. Adams presented the October 19, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

**B. Security Committee**

**i.** Mr. Adams presented the May 1, 2017 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

**ii.** Mr. Adams presented the November 7, 2017 Security Committee Meeting Minutes and asked for any additions, deletions or corrections.

**C. LAF Committee**

**i.** Mr. Adams presented the November 14, 2017 LAF Committee Meeting Minutes and asked for any additions, deletions or corrections.

**D. Spirit Committee**

i. Mr. Adams presented the October 23, 2017 Spirit Committee Meeting Minutes and asked for any additions, deletions or corrections.

ii. Mr. Adams presented the November 8, 2017 Spirit Committee Meeting Minutes and asked for any additions, deletions or corrections.

**E. October 31, 2017 to November 14, 2017 Sunshine Board (to be provided under separate cover)**

Mr. Adams provided and presented the October 31, 2017 – November 14, 2017 Sunshine Board Minutes and asked for any additions, deletions or corrections.

**F. Other**

**On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, the October 19, 2017 Board of Supervisors Summary of Motions and Staff Directives Board of Supervisors Regular Meeting, May 1 and November 7, 2017 Security Committee, November 14, 2017 LAF Committee, October 23 and November 8, 2017 Spirit Committee Meetings and the October 31, 2017 – November 14, 2017 Sunshine Board Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of September 30, 2017**

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2017.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

There being no report, the next item followed.

**B. Office Administrator**

Ms. Darby presented the Office Administrator's Monthly Report dated November 16, 2017. She attached a proposal from the Exerscience Center with options of group fitness classes and stated that the proposal was also posted on the Sunshine Board and could be posted on Nextdoor. Mr. Adams cautioned against using blogs, such as Nextdoor, for CDD business.

**C. Facilities Manager**

Mr. Hall presented the Facilities Manager Activity Report dated November, 2017. Mr. Shah stated that a resident was caught driving 77 miles per hour (mph) and asked about a speeding report. Mr. Hall stated that Mr. Forbes generated speeding reports but that particular violation was not part of the report. Regarding radar signs, the sign company was phasing out its Android App and upgrading to Wi-Fi instead. The radar signs must be updated; retro-fitting was free of charge but the CDD would be billed for the shipping. In response to Mr. Burman's comment regarding the 35 mph speed limit, Mr. Hall stated that TPD normally wrote tickets starting at 31 or 32 mph, as per state law, and notifications were circulated to residents travelling 40 mph and above. Discussion ensued regarding the POA, the CDD, violators and notifications.

Regarding the facilities, Mr. Hall highlighted the following developments:

- The volleyball court lighting would be installed on Monday.
- Tampa Electric (TECO) field technicians would be on the premises, on Monday, to evaluate adding lighting to the sidewalks, parks and different areas in the community. They will also inspect the Capri Isle neighborhood with a spectrometer and see the brightness throughout the area and check spacing and locations of the light poles and examine options to tone down the brightness. The on-site installation crew, who is a subcontractor for TECO, gave false information and stated there were more lights available and, currently, only 4K lighting was available. The 3K option, which may be available in the near future, was not yet approved by the Public Service Commission and were not an option right now.
- A few palm trees were removed, including the reclinata, as they were infected with Ganoderma. Bismarck and Sylvester palms would be installed in their place.
- The holiday lighting project was 85 to 90% completed; the greenery, such as wreaths and bows, remained. In response to Mr. Burman's question, Mr. Adams anticipated that residents would be pleased with this year's holiday decorations and the lights would be activated the day after Thanksgiving.
- The pressure cleaning project commenced.

**D. District Manager**

Mr. Adams stated that the CDD's audit for Fiscal Year 2017 commenced.

**i. NEXT MEETING DATE: December 14, 2017 at 6:00 P.M.**

The next meeting will be held on December 14, 2017 at 6:00 p.m., at this location.

**SIXTEENTH ORDER OF BUSINESS****Other Business**

Mr. Burman questioned the need for the rover. Mr. Hall stated that he asked to have the rover brought back to cut down on the number of calls, by Envera, when the pool area closed and complaints that residents were ignoring them. Now that the rover was patrolling the area, in the afternoon, those calls diminished and residents know to disperse when they are voiced down. As to who was locking down the pool area at night, Ms. Darby stated that it locked automatically at 9:00 p.m., and the rover is supposed to come back at that time to turn off the lights. Mr. Adams stated that it was the most efficient time of the day to have the rover because that was when something might happen; the rover presented real value. Ms. Darby stated that the rover was definitely needed to monitor the amenities, especially with the holidays approaching. Mr. Hall reported that the afternoon tennis players were parking on the grass, causing it to brown and become dormant, due to a lack of rain. Per Mr. Shah, Mr. Hall would erect “No Parking Unless for CDD Event” signs near the tennis courts to protect the grass. In response to Ms. Haque’s inquiry regarding computers, Mr. Adams approved the purchase of new computers with current processors, as there were sufficient funds available in the budget. Discussion ensued regarding computer processors, routers and Wi-Fi.

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

There being no public comments, the next item followed.

**EIGHTEENTH ORDER OF BUSINESS****Supervisors’ Requests**

Mr. Shah recalled that the rovers would photograph speeders and asked if there were any pictures. Mr. Hall stated that a new client manager was hired and a meeting between Staff and the new manager was pending. In response to Mr. Shah’s question regarding the security meeting, Mr. Hall stated that Mr. Fajardo, of Allied Universal, was unresponsive and elusive and the security meeting had yet to occur. Mr. Shah suggested inviting Mr. Fajardo to the January meeting.

In response to Mr. Burman’s inquiry regarding reimbursement from the Federal Emergency Management Agency (FEMA), Mr. Adams stated that it was a tremendous effort and not worth pursuing, as FEMA funds were diminishing, due to the vast number of recent disasters.

Mr. Shah was perturbed with Mr. Ramphal questioning the Capri Isle land sale. Mr. Adams stated the Board brokered a deal and Mr. Ramphal was seeking an opportunity to oppose the sale of the property. Discussion ensued regarding public comments, the land sale, public housing, building the gym, financing options and social media. The consensus was to refrain from using the Nextdoor website. Staff was asked to keep the message boards that announced POA and CDD meetings updated. Further discussion ensued.

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

There being no further business to discuss, the meeting adjourned at 10:00 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

DRAFT

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
OCTOBER 31, 2017**



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
OCTOBER 31, 2017**

	Major Funds						Total
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	Capital Projects Series 2013	Capital Projects Series 2015	Governmental Funds
<b>ASSETS</b>							
Operating account							
Iberia - operating acct	\$ 185,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,537
Iberia - debit card	2,856	-	-	-	-	-	2,856
SunTrust - operating acct	134,393	-	-	-	-	-	134,393
SunTrust - debit card	2,751	-	-	-	-	-	2,751
MMK account	530,674	-	-	-	-	-	530,674
Investments							
Revenue	-	99,145	103,203	62,505	-	-	264,853
Reserve	-	51,024	250,854	24,285	-	-	326,163
Prepayment	-	-	19,507	-	-	-	19,507
Construction	-	-	-	-	3,412	-	3,412
Undeposited funds	-	-	-	50	-	-	50
Due from other	1,991	-	-	-	-	-	1,991
Due from other funds							
General	-	660	3,339	372	-	-	4,371
Capital projects: 2015	327,746	-	-	-	-	-	327,746
Deposits	23,183	-	-	-	-	-	23,183
Total assets	<u>\$ 1,209,131</u>	<u>\$ 150,829</u>	<u>\$ 376,903</u>	<u>\$ 87,212</u>	<u>\$ 3,412</u>	<u>\$ -</u>	<u>\$ 1,827,487</u>
<b>LIABILITIES</b>							
Accounts payable	\$ 22,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,735
Due to other funds							
General	-	-	-	-	-	327,746	327,746
Debt service fund - series 2013	660	-	-	-	-	-	660
Debt service fund - series 2013A-1	3,339	-	-	-	-	-	3,339
Debt service fund - 2017 note	372	-	-	-	-	-	372
Accrued payroll taxes	323	-	-	-	-	-	323
Total liabilities	<u>27,429</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>327,746</u>	<u>355,175</u>
<b>FUND BALANCES</b>							
Nonspendable							
Deposits	23,183	-	-	-	-	-	23,183
Restricted for:							
Debt service	-	150,829	376,903	87,212	-	-	614,944
Capital projects	-	-	-	-	3,412	(327,746)	(324,334)
Assigned							
3 months working capital	463,954	-	-	-	-	-	463,954
Unassigned	694,565	-	-	-	-	-	694,565
Total fund balances	<u>1,181,702</u>	<u>150,829</u>	<u>376,903</u>	<u>87,212</u>	<u>3,412</u>	<u>(327,746)</u>	<u>1,472,312</u>
Total liabilities and fund balances	<u>\$ 1,209,131</u>	<u>\$ 150,829</u>	<u>\$ 376,903</u>	<u>\$ 87,212</u>	<u>\$ 3,412</u>	<u>\$ -</u>	<u>\$ 1,827,487</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2017**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
<b>REVENUES</b>					
Assessment levy: net of discounts	\$ -	\$ -	\$ 1,673,588	0%	\$ 139,466
Interest and miscellaneous	1,733	1,733	30,000	6%	2,500
Total revenues	1,733	1,733	1,703,588	0%	141,966
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	800	800	12,000	7%	1,000
Payroll services	45	45	600	8%	50
Payroll taxes - FICA	61	61	900	7%	75
Payroll taxes - unemployment	-	-	325	0%	27
District management	4,583	4,583	55,000	8%	4,583
Assessment roll preparation	417	417	5,000	8%	417
Bond amortization schedule fee	-	-	1,500	0%	125
Disclosure report	250	250	3,000	8%	250
Trustee	-	-	10,182	0%	849
Notes payable - Soave Group - DS	-	-	21,733	0%	1,811
Audit	-	-	6,400	0%	533
Arbitrage rebate calculation	-	-	2,500	0%	208
Legal - general counsel	-	-	5,000	0%	417
Engineering	-	-	10,000	0%	833
Insurance: general liability & public officials	28,555	28,555	26,700	107%	2,225
Insurance: worker's compensation	6,772	6,772	6,291	108%	524
Legal advertising and Sunshine Board	-	-	4,500	0%	375
Bank fees	150	150	1,500	10%	125
Dues & licenses	175	175	175	100%	15
Postage	151	151	1,500	10%	125
Tax collector	-	-	69,733	0%	5,811
Contingencies	-	-	500	0%	42
<b>Total Administrative</b>	41,959	41,959	245,039	17%	20,420
<b>Field operations</b>					
<b>Utilities</b>					
Communication	1,744	1,744	17,500	10%	1,458
Website	105	105	600	18%	50
Streetlights	-	-	90,000	0%	7,500
Electricity	-	-	50,000	0%	4,167
Propane	-	-	400	0%	33
Water, sewer & irrigation	-	-	15,000	0%	1,250
Solid waste removal	575	575	6,200	9%	517
Sewer lift stations	-	-	2,500	0%	208
Total Utilities	2,424	2,424	182,200	1%	15,183

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2017**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Security operations					
Security staffing contract services	4,285	4,285	256,500	2%	21,375
Contractual virtual guard	2,277	2,277	77,000	3%	6,417
Off-duty policing	-	-	10,000	0%	833
Total Security operations	<u>6,562</u>	<u>6,562</u>	<u>343,500</u>	2%	<u>28,625</u>
Field office administration					
Field manager	3,858	3,858	52,000	7%	4,333
Assistant field manager	588	588	13,000	5%	1,083
Office administrator	5,414	5,414	44,500	12%	3,708
Assistant office administrator	-	-	14,300	0%	1,192
Payroll taxes	873	873	10,200	9%	850
Seasonal decorations	19,800	19,800	33,000	60%	2,750
Beach club office equipment	-	-	3,400	0%	283
Beach club office supplies	83	83	1,700	5%	142
Beach club gym supplies	1,006	1,006	14,000	7%	1,167
Guard office equipment	-	-	2,000	0%	167
Guard office supplies	-	-	2,000	0%	167
Community events coordinator	-	-	15,000	0%	1,250
Community events supplies	51	51	15,000	0%	1,250
Pool & beach club attendants	1,554	1,554	36,000	4%	3,000
Total Field office administration	<u>33,227</u>	<u>33,227</u>	<u>256,100</u>	13%	<u>21,342</u>
Landscape maintenance					
Landscaping	29,939	29,939	360,000	8%	30,000
Beach sand	-	-	5,500	0%	458
Annuals & seasonal plant installation	-	-	8,000	0%	667
Plant replacement	-	-	40,000	0%	3,333
Sod replacement	-	-	7,500	0%	625
Well maintenance - irrigation	-	-	5,000	0%	417
Irrigation - maintenance	1,161	1,161	10,000	12%	833
Tree removal	1,300	1,300	25,000	5%	2,083
Lake & pond maintenance	3,625	3,625	52,000	7%	4,333
Total Landscape maintenance	<u>36,025</u>	<u>36,025</u>	<u>513,000</u>	7%	<u>42,750</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2017**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance					
Outside facilities maintenance	464	464	35,000	1%	2,917
Car and cart repairs and maintenance	279	279	4,500	6%	375
Cleaning	1,198	1,198	16,000	7%	1,333
Pest control	85	85	2,000	4%	167
Security gate maintenance & repair	-	-	5,000	0%	417
Security gate maintenance & repair - other	-	-	2,000	0%	167
Monuments & signs	280	280	5,000	6%	417
Fountains	-	-	7,000	0%	583
Storm water drainage	-	-	20,000	0%	1,667
Recreation equipment maintenance & repair	-	-	15,000	0%	1,250
Building equipment maintenance & repair	382	382	20,000	2%	1,667
Pressure washing	-	-	5,000	0%	417
Paver, streets and sidewalk repairs, cleaning	-	-	125,000	0%	10,417
Clear & repair monument lanterns	-	-	1,500	0%	125
Commercial window cleaning	-	-	2,500	0%	208
Total Facilities maintenance	2,688	2,688	265,500	1%	22,125
Facilities maintenance (pool)					
Pool maintenance	1,495	1,495	22,900	7%	1,908
Pool repairs	3,516	3,516	12,000	29%	1,000
Pool heater utilities	-	-	15,000	0%	1,250
Pool permit	-	-	575	0%	48
Total Facilities maintenance (pool)	5,011	5,011	50,475	10%	4,206
<b>Total Field operations</b>	85,937	85,937	1,610,775	5%	134,231
<b>Infrastructure reinvestment</b>					
Capital improvement program	4,217	4,217	-	N/A	-
Total Infrastructure reinvestment	4,217	4,217	-	N/A	-
<b>Total Expenditures</b>	132,113	132,113	1,855,814	7%	154,651
Excess/(deficiency) of revenues over/(under) expenditures	(130,380)	(130,380)	(152,226)		
Fund balance - beginning (unaudited)	1,312,082	1,312,082	1,193,148		
Fund balance - ending (projected)					
Assigned					
3 months working capital	463,954	463,954	463,954		
Unassigned	717,748	717,748	576,968		
Fund balance - ending	\$ 1,181,702	\$ 1,181,702	\$ 1,040,922		

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013  
FOR THE PERIOD ENDED OCTOBER 31, 2017**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ -	\$ 108,202	0%
Interest	75	75	-	N/A
Total revenues	<u>75</u>	<u>75</u>	<u>108,202</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	25,000	0%
Interest	-	-	78,694	0%
Total debt service	<u>-</u>	<u>-</u>	<u>103,694</u>	0%
<b>Other fees &amp; charges</b>				
Tax collector	-	-	4,508	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>4,508</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>108,202</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	75	75	-	
Fund balances - beginning	150,754	150,754	146,767	
Fund balances - ending	<u>\$ 150,829</u>	<u>\$ 150,829</u>	<u>\$ 146,767</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013A-1  
FOR THE PERIOD ENDED OCTOBER 31, 2017**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ -	\$ 526,886	0%
Interest	188	188	-	N/A
Total revenues	<u>188</u>	<u>188</u>	<u>526,886</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	430,000	0%
Principal prepayment	-	-	10,000	N/A
Interest	-	-	74,932	0%
Total debt service	<u>-</u>	<u>-</u>	<u>514,932</u>	0%
<b>Other fees &amp; charges</b>				
Tax collector	-	-	21,954	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>21,954</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>536,886</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	188	188	(10,000)	
Fund balances - beginning	<u>376,715</u>	<u>376,715</u>	<u>347,343</u>	
Fund balances - ending	<u><u>\$ 376,903</u></u>	<u><u>\$ 376,903</u></u>	<u><u>\$ 337,343</u></u>	

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

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ -	\$ -	\$ 54,928	0%
Total revenues	-	-	54,928	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Note principal	-	-	44,000	0%
Note interest	-	-	8,651	0%
Total debt service	-	-	52,651	0%
<b>Other fees &amp; charges</b>				
Tax collector	-	-	2,289	0%
Total other fees & charges	-	-	2,289	0%
Total expenditures	-	-	54,940	0%
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(12)	
Fund balances - beginning	87,212	87,212	71,241	
Fund balances - ending	<u>\$ 87,212</u>	<u>\$ 87,212</u>	<u>\$ 71,229</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2013  
FOR THE PERIOD ENDED OCTOBER 31, 2017**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest & miscellaneous	\$ 2	\$ 2
Total revenues	<u>2</u>	<u>2</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	2
Fund balance - beginning	3,410	3,410
Fund balance - ending	<u><u>\$ 3,412</u></u>	<u><u>\$ 3,412</u></u>



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 2015  
FOR THE PERIOD ENDED OCTOBER 31, 2017**

	Current Month	Year to Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Capital outlay	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balance - beginning	 <u>(327,746)</u>	 <u>(327,746)</u>
Fund balance - ending	<u><u>\$(327,746)</u></u>	<u><u>\$(327,746)</u></u>

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

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2016	20,000.00	5.000%	40,159.38	60,159.38
05/01/2017	-		39,659.38	39,659.38
11/01/2017	25,000.00	5.000%	39,659.38	64,659.38
05/01/2018	-		39,034.38	39,034.38
11/01/2018	25,000.00	5.000%	39,034.38	64,034.38
05/01/2019			38,409.38	38,409.38
11/01/2019	25,000.00	5.000%	38,409.38	63,409.38
05/01/2020			37,784.38	37,784.38
11/01/2020	25,000.00	5.000%	37,784.38	62,784.38
05/01/2021			37,159.38	37,159.38
11/01/2021	30,000.00	5.000%	37,159.38	67,159.38
05/01/2022			36,409.38	36,409.38
11/01/2022	30,000.00	5.000%	36,409.38	66,409.38
05/01/2023			35,659.38	35,659.38
11/01/2023	30,000.00	5.000%	35,659.38	65,659.38
05/01/2024			34,909.38	34,909.38
11/01/2024	35,000.00	5.625%	34,909.38	69,909.38
05/01/2025			33,925.00	33,925.00
11/01/2025	35,000.00	5.625%	33,925.00	68,925.00
05/01/2026			32,940.63	32,940.63
11/01/2026	35,000.00	5.625%	32,940.63	67,940.63
05/01/2027			31,956.25	31,956.25
11/01/2027	40,000.00	5.625%	31,956.25	71,956.25
05/01/2028			30,831.25	30,831.25
11/01/2028	40,000.00	5.625%	30,831.25	70,831.25
05/01/2029			29,706.25	29,706.25
11/01/2029	45,000.00	5.625%	29,706.25	74,706.25
05/01/2030			28,440.63	28,440.63
11/01/2030	45,000.00	5.625%	28,440.63	73,440.63
05/01/2031			27,175.00	27,175.00
11/01/2031	50,000.00	5.625%	27,175.00	77,175.00
05/01/2032			25,768.75	25,768.75
11/01/2032	50,000.00	5.625%	25,768.75	75,768.75
05/01/2033			24,362.50	24,362.50
11/01/2033	55,000.00	5.625%	24,362.50	79,362.50
05/01/2034			22,815.63	22,815.63
11/01/2034	55,000.00	6.125%	22,815.63	77,815.63
05/01/2035			21,131.25	21,131.25
11/01/2035	60,000.00	6.125%	21,131.25	81,131.25
05/01/2036			19,293.75	19,293.75
11/01/2036	65,000.00	6.125%	19,293.75	84,293.75
05/01/2037			17,303.13	17,303.13
11/01/2037	70,000.00	6.125%	17,303.13	87,303.13
05/01/2038			15,159.38	15,159.38
11/01/2038	70,000.00	6.125%	15,159.38	85,159.38
05/01/2039			13,015.63	13,015.63

## CORY LAKES

Community Development District

Series 2013 Bonds

\$1,425,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2039	75,000.00	6.125%	13,015.63	88,015.63
05/01/2040			10,718.75	10,718.75
11/01/2040	80,000.00	6.125%	10,718.75	90,718.75
05/01/2041			8,268.75	8,268.75
11/01/2041	85,000.00	6.125%	8,268.75	93,268.75
05/01/2042			5,665.63	5,665.63
11/01/2042	90,000.00	6.125%	5,665.63	95,665.63
05/01/2043			2,909.38	2,909.38
11/01/2043	95,000.00	6.125%	2,909.38	97,909.38
Total	\$1,385,000.00	-	\$1,440,984.38	\$2,825,984.38

Beach club gym supplies

## **CORY LAKES**

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

### **Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2016			43,224.50	43,224.50
05/01/2017	420,000.00	2.710%	43,224.50	463,224.50
11/01/2017			37,533.50	37,533.50
05/01/2018	430,000.00	2.710%	37,398.00	467,398.00
11/01/2018			31,571.50	31,571.50
05/01/2019	440,000.00	2.710%	31,571.50	471,571.50
11/01/2019			25,609.50	25,609.50
05/01/2020	455,000.00	2.710%	25,609.50	480,609.50
11/01/2020			19,444.25	19,444.25
05/01/2021	465,000.00	2.710%	19,444.25	484,444.25
11/01/2021			13,143.50	13,143.50
05/01/2022	480,000.00	2.710%	13,143.50	493,143.50
11/01/2022			6,639.50	6,639.50
05/01/2023	490,000.00	2.710%	6,639.50	496,639.50
Total	\$3,180,000.00	-	\$354,197.00	\$3,534,197.00

## **Office Administrator Monthly Report**

**Meeting date: December 14, 2017**

### **Office/Beach Club**

After receiving the resignation notice from Lisa, we were tasked with several last minute preparations for the Holiday Boat Parade & Celebration including ordering and pick up of ALL food and refreshments, assembling goodie bags, coordination of volunteer staff, coordination of food for all registered boat participants, etc. Thankfully, the hard work paid off and it was a very successful and fun event!

**\*Please see attached new position, Events, Graphic & Community Relations Adminstrant, proposal for review and discussion.**

We are now finalizing the Event Recap binder that has been in process starting last month.

### **Proactive projects**

- Brainstorm various ideas/suggestions from previous event recaps to administratively prepare for 2018 events
- Continue consolidating resident files
- Begin researching various platforms/job boards for seasonal pool attendants
- Begin an outline training/orientation program for seasonal pool attendants

### **Upcoming Community Events**

- Puppet Show/Cookies & Story with Santa – December 17<sup>th</sup>
- Wine & Food Pairing – tentatively scheduled for February 10<sup>th</sup>

December 6, 2017

Dear Board Members,

On November 28, 2017, I received an email from Lisa Kagan that she had resigned from Evergreen Lifestyles Management. She sent this not only as a courtesy but also because of our working relationship along with her fondness for CLI. She has been an integral part of Cory Lakes establishing new community events as well as continuing the long-standing events enjoyed by all and she will be missed!

In the year and a half or so that I have worked with Lisa, I was able to learn the general basics in how she coordinated the events. Due to the current contract with Evergreen, a lot of administrative work, was done through the CDD office staff-RSVP, ticket sales, answering questions, staffing, volunteer coordination, LED entrance signs created and scheduled, printing of all flyers and posting in high visible areas (pool, gym, beach club), taking décor inventory and purchasing supplies (cups, napkins, plates, cutlery, etc.) prior to the event and worked all major events to ensure success.

With the exit of Lisa, I would like to propose to bring the events coordination in-house. I believe with the current staff in place and with my experience in event coordination, we can achieve successful events currently sponsored by the CDD. Additionally, if the event coordination is moved in-house, I would propose the position have additional responsibility to include building community relations. Attached is a draft outline of the new position, *Events, Graphic and Community Relations Adminstrant*. This position would be a full-time salaried position estimating at \$30,000/yr. I would also propose this position be offered to Amanda Evans-Schewe, current Office Administrator Assistant. She currently is part-time and could easily transition to full-time. The current budget allows for a part-time hourly position (Amanda's current position) and the budget line item for Life Style Coordinator would cover the remaining pay to the position and make it a full-time salaried position without any major budget adjustments.

Thank you for your consideration and I would be happy to field any questions and accept any feedback or suggestions to allow this opportunity.

Respectfully submitted,

Wendy Darby  
Office Administrator

## **Events, Graphics and Community Relations Administrant**

To assist in creating a greater sense of community, the Office Administrator seeks to implement an enhanced events, activity and communications plan managed *in-house*. To properly manage these events, safeguard common assets and provide for improved communications, it's requested to retain a full-time salaried employee to work in coordination of planning, organizing and supervising CDD sponsored community events and assisting various CDD Committee events.

The Administrant will be responsible for the following general tasks:

- Coordination with the current specified CDD Sponsored events (Luau, Fall Festival, Egg-Stravaganza, Back to School, End of School, Food & Wine Pairing, 3 dive-movies, Boat Parade & Holiday party, Story time with Santa) as well as other events the Board may request
- Planning, budgeting and reporting on events
- Maintaining a community calendar
- Maintaining the LED Entrance Signs and Beach Club sign board
- Maintain the website that is currently managed by Horizon Marketing Group for link accuracy
- Serve as Backup & Support for Office Administrator
- Staff events (volunteer coordination)

### **Reporting Responsibility**

The Administrant is accountable to and will directly report to the Office Administrator. This position will work closely and collegially with the Office Administrator when preparing schedules, operations and execution of scheduled events.

The Administrant will also serve as a key representative of the CDD and serve in a professional manner and dress in appropriate attire that represents the District.

### **Position Responsibilities**

- Coordinate with various CDD Committees, Board of Supervisors, volunteer groups, outside organizers, on the planning, organizing and budgeting of community events and activities.
- Execute plans for various events and activities that are of an educational, recreational, cultural and social programs approved by the CDD.
- Manage, staff and oversee all CDD approved and funded community activities. Attend and supervise all community activities. Schedule and oversee planned activities on common area facilities including tennis courts,

roller rink, basketball courts, beach and playground, pool, sports field, lake and Beach Club.

- Conduct resident surveys to ascertain event and activity interest and to measure resident satisfaction with various activities and programs. Prepare reports, as requested, to present to CDD on results and effectiveness of event program. This is to include reporting on budgets and financial effectiveness of various programs.
- Manage, update and maintain a monthly events calendar. The calendar will be presented in the CDD newsletter, website, electronic signs and other community message boards.

### **Community Relations & Communications**

In conjunction with the Office Administrator and Facilities Manager, Administrant will be responsible for community communications in the following manner:

- Development of professional flyers, banners and message board postings to promote events
- Attend CDD committee meetings to gather community information and plans for increasing CLI sense of community
- Recognizing the multi-cultural character of CLI, develop plans and programs that encourage participation across the community's diverse population
- Manage a formal communications program that includes The Islander (community newsletter), bulletin boards, CDD website and updating the Cory Lake Isles Tampa Facebook page with pictures and postings of future events

### **Volunteer and Sponsorships Program Responsibility**

The Administrant will be instrumental in the following:

- Develop and maintain a volunteer database
- Manage volunteer coordination, to include but not limited to recruiting, supervising and training
- Develop and implement a level based Business Sponsorship Program
- Maintain those business relations for continued support

### **CDD Administration Support**

The Administrant will serve as backup to the Office Administrator in the following areas:

- Cross training on selected systems and procedures
- Assist in the development of new and informative news and articles for editions of The Islander
- All other areas as directed by the Office Administrator



# **Cory Lakes Community Development District**

Facilities Manager

Dec. 2017, Activity Report

---

## **BEACH CLUB**

1. Tree Mart installed new Bismarck Palm in front of Clubhouse.
2. LMP Installed Ligustrums tree by gym parking.
3. Replaced broken bubbler on drinking fountain.
4. Replaced bad bulbs in dock lights
5. Replaced TV after damage.
6. Repaired leak in roof and secured loose and damaged tiles.
7. Installed Christmas lights on dock and railings.
8. Set up and cleaned up for boat parade.
9. Replaced A/C filters.
10. Sealed all opening from attic space to inside building with foam sealant
11. Cleaned railing on back patio.

## **Pool**

1. Suncoast Pools cleaned the outflow stains
2. Pool Works is working on re-slinging the lounge chairs and patio chairs.
3. Reset fingerprint reader by tot lot.
4. reset pool heaters and checked operation.

## **PLAYGROUND**

1. Replacing slide under warranty. New slide arrived but not a perfect fit. Working with slide manufacturer and installer on solution.
2. Kept clean and blown off.

## **GYM**

1. Purchased and assembled new weight rack to hold all weights.
2. Replaced water heater in men's room.
3. Purchased and installed rack for new yoga mats in gym.
4. Life Fitness did regular maintenance.
5. Replaced cables on weight rack.

### LANDSCAPING

1. Tree Mart straightened the palm tree at Cross Creek entrance.
2. LMP working on cutbacks.
3. LMP mulched community and pool area.

### LAKE MANAGEMENT

1. 11/17/17- Treated the lake for grasses and algae. Installed 1 buoys.
2. 11/29/17- Installed 3 more buoys
3. 11/29/17- Treated grasses and algae on lake.
4. Started cleaning around outflow weir structure on lake and around outflows of storm drains.

### SECURITY

1. Checked patrol car for proper operation. All seems normal at this time.
2. Met with new Client manager and went over some of the issues that needs addressed.

### OTHER ACTIONS

1. Working with holiday lighting company to make sure Holiday lights are working each day.
2. Working with TECO on the LED changeover. Having a few issues with the installation company but am communicating daily with the management. Changeover should be complete and all lights working before the holiday.
3. Working with TECO engineers. Looking at removing 11 lightpoles in Capri Isle and relocating 1 in Capri.  
Working with TECO on price to install 16 lights along the entrance sidewalks and at the pocket parks.  
TECO will only install lights where the truck can reach.
4. Electric Today installed the lights for the volleyball courts.
5. Assistant almost finished with touching up light poles and stop signs.
6. Working to get fence issues around the community addressed.
7. Worked with Yellowstone on advance planning for landscape changeover.
8. Working with Lakemasters on island and storm drain clean outs.
9. Working with AllSouth Underground on cleaning storm drains.
10. Working with Spearem Enterprises on Pond and weir structure repairs.
11. Working with Brick Paving Systems on street repairs.
12. Replaced GFCI outlet and outlet box and cover on Morris Bridge entrance.
13. Replaced GFCI and cover on outlet along the Cross Creek entrance.
14. Everglades Farm Equip. replaced the axle, water pump and front seats on the motor. Also did routine belt changes and tune up.

#### Cross-Creek Security Gatehouse

1. Painted 4 column lights.
2. Replaced resident entrance arm.
3. Cleaned ID reader.
4. Adjusted sliding door. Guards need to be gentler when door is on track.
5. Replaced keyboard for Envera computer.
6. Replaced the toilet flapper.
7. Replaced AC filter.

#### Morris Bridge Security Gatehouse

1. Replaced exit gate arm.
2. Replaced AC filter
3. Painted column lights. Fixed wiring on several lights.

#### Action Plan for DEC

1. Work with Illuminations Today on lighting needs.
2. Work with Yellowstone Landscaping on Landscape changeover.
3. Work with Pool Works on furniture upgrades
4. Work with engineer on drainage systems.
5. Have assistant start on touching up light poles.
6. Work with TECO on lighting change over
7. Continue working with City on manholes
8. Work on LAF committee recommendations
9. Start cleaning rust stains from gutters along MB entrance.
10. Finish fence repairs.
11. Work with Electric Today on hockey rink lights.

Safari Landscape and Horticultural  
 Services  
 P O Box 5742  
 Spring Hill, FL 34611  
 352-442-5740  
 Safarilandscapelandhortsvc@gmail.com

# Estimate

Date	Estimate #
8/4/2017	Cross Creek

Name / Address
Cory Lakes CDD 10441 Cory Lakes Dr Tampa, FL 33647

Project

Conduit Install

Description	Qty	Cost	Total
Provide all material to install lighting system, all wires will be set in gray conduit and all connection will be done using junction box and 9" sweeps to fixers. Fixers will be set on a junction box with a 18" rebar as an anchor.			
See Drawings.			
Lighting system - Entrance Guard Shack	14	540.00	7,560.00
Paurotis Cluster (5), Date Palm (6), Riclanata (3)			
Lighting system - Exit Side	10	540.00	5,400.00
Paurotis Palms (7), Ligustrum (3)			
Lighting system - Center	2	540.00	1,080.00
Sylvester Palm (2)			
Lighting system - Road	36	540.00	19,440.00
Washingtonia (36)			
Lighting system - Belltower	4	540.00	2,160.00
Belltower (4) Lights			
Lighting system - Entry	28	540.00	15,120.00
Queen Palms (8), Ligustrum (2), Ligustrum (2), Queen Palms (2), Queen Palms (2), Queen Palms (12)			
Lighting system - Exit	6	540.00	3,240.00
Riclanata Palms (3), Italian Cypress (2), Riclanata Palms (1),			
		<b>Total</b>	\$54,000.00

Customer Signature \_\_\_\_\_

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 Services  
 P O Box 5742  
 Spring Hill, FL 34611  
 352-442-5740  
 Safarilandscapelandhortsvc@gmail.com

# Estimate

Date	Estimate #
7/21/2017	Club/Pool

Name / Address
Cory Lakes CDD 10441 Cory Lakes Dr Tampa, FL 33647

*Conduit Install*

Project

Description	Qty	Cost	Total
Provide all material to install lighting system. All wires will be set in gray conduit and all connection will be done using junction box and 9" sweeps to fixers Fixers will be set on a junction box with a 18" rebar as an anchor. See drawing. Lighting system (Club House) Reclinata Palm(3), Ligustrum trees(2), Crape Myrtle(2), Large DatePalms(6), White Bird of Paradise(4)	17	540.00	9,180.00
Lighting system(Dock) Steps(6), Dock posts(10), Recessed steps(2)	18	540.00	9,720.00
Lighting system(Pool) Tall Majools recessed cans(6), Path lights along pool deck(30), Up light in landscape(40)	76	540.00	41,040.00
		<b>Total</b>	<b>\$59,940.00</b>

Customer Signature \_\_\_\_\_

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# Estimate

Date	Estimate #
8/4/2017	Morris Brid

Name / Address
Cory Lakes CDD 10441 Cory Lakes Dr Tampa, FL 33647

*Conduit Install*

Project

Description	Qty	Cost	Total
Provide all material to install lighting system, all wires will be set in gray conduit and all connection will be done using junction box and 9" sweeps to fixers. Fixers will be set on a junction box with a 18" rebar as an anchor.		0.00	0.00
See Drawing. Lighting system - Exit side Sago (6), Bottle Brush (6), Ribbon Palm (2), Brodie Cedar (2), Ribbon Palm (3), Ligustrum (2), Ribbon Palm (1), Bottle Brush (2), Ligustrum (1), Ligustrum (1), Bottle Brush (2), Queen Palm (2)	30	540.00	16,200.00
Lighting system - Guard Shack Washingtonia (3),	3	540.00	1,620.00
Lighting system - Center Median Sylvester (8), Sylvester (2), Sylvester (2), Sylvester (2), Sylvester (2)	16	540.00	8,640.00
Lighting System - Entry Side Corner (12), Ribbon Palm (1), Ribbon Palm (2), Queen Palm (2), Ligustrum (2), Sable (1), Sable (1), Sable (1), Queen Palm (1), Queen Palm (1), Date Palm (1)	23	540.00	12,420.00
Lighting system - Inside Entry Median Queen Palms (5)	5	540.00	2,700.00
Lighting system - Inside Exit side Paurotis Palm (2), Euro Palm (1), Queen Palms (3)	6	540.00	3,240.00
		<b>Total</b>	

Customer Signature

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# Estimate

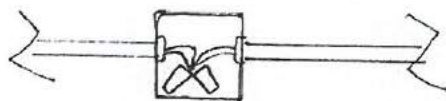
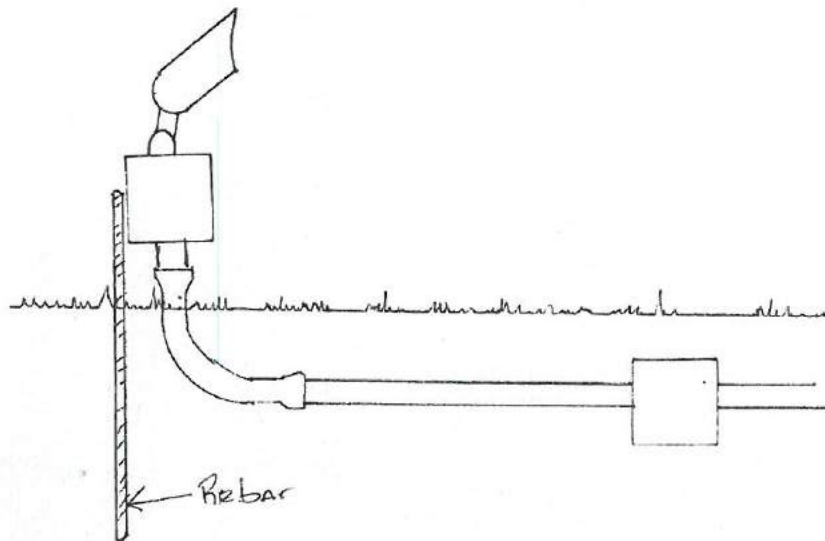
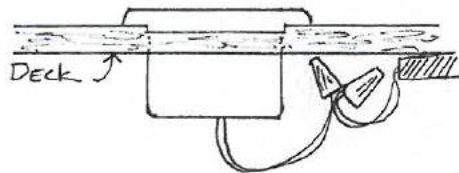
Date	Estimate #
8/4/2017	Morris Brid

Name / Address
Cory Lakes CDD 10441 Cory Lakes Dr Tampa, FL 33647

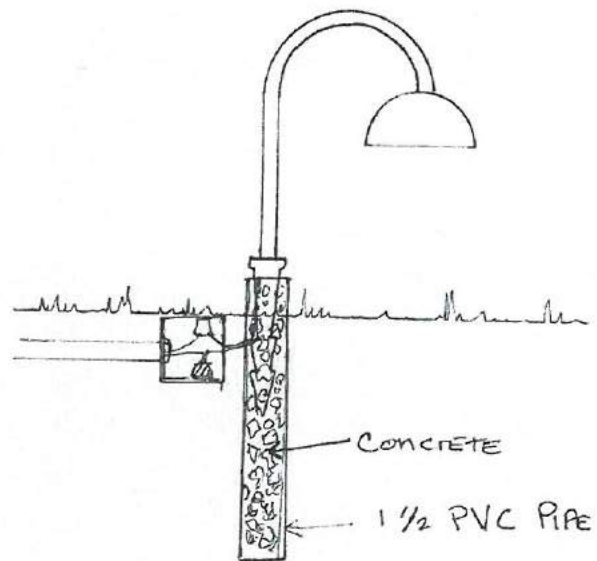
Project

Description	Qty	Cost	Total
Lighting system - Inside Center Median Reclinata Palm (3), Sylvester Palm(2), Ribbon Palm (1), Sylvester Palm (2), Washingtonia Palm (6), Ribbon Palm (3), Washingtonia (6), Sylvester Palm (2), Sable Palm (3), Sable Palm (2), Sable Palm (2), Sylvester Palm (2), Sable Palm (2), Sable Palm (1), Sylvester Palm (2), Sable Palm (3), Sylvester Palm (2), Washingtonia Palm (2), Sylvester Palm (2), Washingtonia Palm (2), Sylvester Palm (1), Washingtonia Palm (2), Datel Palm (2), Sylvester Palm (2), Reclinata Palm (3)	60	540.00	32,400.00
		<b>Total</b>	\$77,220.00

Customer Signature \_\_\_\_\_



Direct Burial  
Wire Nuts





Safari Landscape and Horticultural  
 Services  
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 Spring Hill, FL 34611  
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 Safarilandscapelandhortsvs@gmail.com

# Estimate

Date	Estimate #
8/4/2017	Cross Creek

Name / Address
Cory Lakes CDD 10441 Cory Lakes Dr Tampa, FL 33647

			Project
Description	Qty	Cost	Total
A standard industry installation. Provide all material to install lighting system. All wires will be direct buried approximately 2" under ground. All wire connections will be done using a direct buried wirenut plus zip tie to prevent failure. All fixtures will be set and adjusted using manufacture's pedestals.			
See Drawings.			
Lighting system - Entrance Guard Shack	14	377.00	5,278.00
Paurotis Cluster (5), Date Palm (6), Riclanata (3)			
Lighting system - Exit Side	10	377.00	3,770.00
Paurotis Palms (7), Ligustrum (3)			
Lighting system - Center	2	377.00	754.00
Sylvester Palm (2)			
Lighting system - Road	36	377.00	13,572.00
Washingtonia (36)			
Lighting system - Belltower	4	377.00	1,508.00
Belltower (4) Lights			
Lighting system - Entry	28	377.00	10,556.00
Queen Palms (8), Ligustrum (2), Ligustrum (2), Queen Palms (2), Queen Palms (2), Queen Palms (12)			
Lighting system - Exit	6	377.00	2,262.00
		<b>Total</b>	

Customer Signature

Conclusion

## Estimate

Date	Estimate #
8/4/2017	Cross Creek

Name / Address
Cory Lakes CDD 10441 Cory Lakes Dr Tampa, Fl 33647

			Project
Description	Qty	Cost	Total
Riclanata Palms (3), Italian Cypress (2), Riclanata Palms (1),			
		<b>Total</b>	\$37,700.00

Customer Signature \_\_\_\_\_

## Safari Landscape and Horticultural

Services

P O Box 5742

Spring Hill, FL 34611

352-442-5740

Safarilandscapelandhortsvc@gmail.com

**Estimate**

Date	Estimate #
7/21/2017	Club/Pool

Name / Address
Cory Lakes CDD 10441 Cory Lakes Dr Tampa, FL 33647

			Project
Description	Qty	Cost	Total
A standard industry installation. Provide all material to install lighting system. All wires will be direct buried approximately 2" under ground. All wire connections will be done using a direct buried wirenut plus zip tie to prevent failure. All fixtures will be set and adjusted using manufacture's pedestals.			
Lighting system (Club House) Reclinata Palm(3), Ligustrum trees(2), Crape Myrtle(2), Large Date Palms(6), White Bird of Paradise(4)	17	377.00	6,409.00
Lighting system(Dock) Steps(6), Dock posts(10), Recessed steps(2)	18	377.00	6,786.00
Lighting system(Pool) Tall Majools recessed cans(6), Path lights along pool deck(30), Up light in landscape(40)	76	377.00	28,652.00
		<b>Total</b>	\$41,847.00

Customer Signature \_\_\_\_\_

Safari Landscape and Horticultural  
 P O Box 5742  
 Spring Hill, FL 34611  
 352-442-5740  
 Safarilandscapelandhortsvs@gmail.com

# Estimate

Date	Estimate #
8/4/2017	Morris Brid

Name / Address
Cory Lakes CDD 10441 Cory Lakes Dr Tampa, FL 33647

			Project
Description	Qty	Cost	Total
A standard industry installation. Provide all material to install lighting system. All wires will be direct buried approximately 2" under ground. All wire connections will be done using a direct buried wirenut plus zip tie to prevent failure. All fixtures will be set and adjusted using manufacture's pedestals.		0.00	0.00
See Drawing. Lighting system - Exit side Sago (6), Bottle Brush (6), Ribbon Palm (2), Brodie Cedar (2), Ribbon Palm (3), Ligustrum (2), Ribbon Palm (1), Bottle Brush (2), Ligustrum (1), Ligustrum (1), Bottle Brush (2), Queen Palm (2)	30	377.00	11,310.00
Lighting system - Guard Shack Washingtonia (3).	3	377.00	1,131.00
Lighting system - Center Median Sylvester (8), Sylvester (2), Sylvester (2), Sylvester (2), Sylvester (2)	16	377.00	6,032.00
Lighting System - Entry Side Corner (12), Ribbon Palm (1), Ribbon Palm (2), Queen Palm (2), Ligustrum (2), Sable (1), Sable (1), Sable (1), Queen Palm (1), Queen Palm (1), Date Palm (1)	23	377.00	8,671.00
Lighting system - Inside Entry Median Queen Palms (5)	5	377.00	1,885.00
Lighting system - Inside Exit side Paurotis Palm (2), Euro Palm (1), Queen Palms (3)	6	377.00	2,262.00
		<b>Total</b>	

Customer Signature

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# Estimate

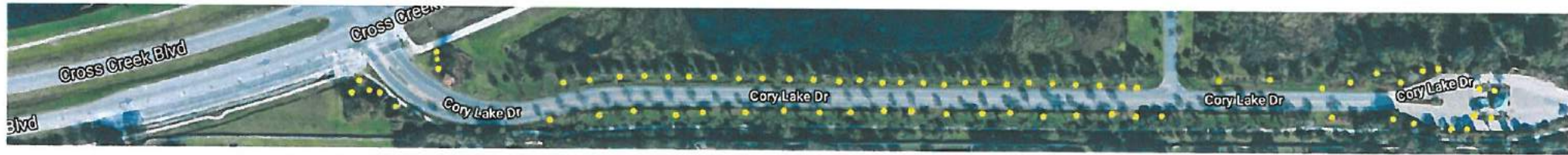
Date	Estimate #
8/4/2017	Morris Brid

Name / Address
Cory Lakes CDD 10441 Cory Lakes Dr Tampa, FL 33647

Project

Description	Qty	Cost	Total
Lighting system - Inside Center Median Reclinata Palm (3), Sylvester Palm(2), Ribbon Palm (1), Sylverster Palm (2), Washingtonia Palm (6), Ribbon Palm (3), Washingtonia (6), Sylvester Palm (2), Sable Palm (3), Sable Palm (2), Sable Palm (2), Sylvester Palm (2), Sable Palm (2), Sable Palm (1), Sylverster Palm (2), Sable Palm (3), Sylvester Palm (2), Washingtonia Palm (2), Sylvester Palm (2), Washingtonia Palm (2), Sylvester Palm (1), Washingtonia Palm (2), Datel Palm (2), Sylvester Palm (2), Reclinata Palm (3)	60	377.00	22,620.00
		<b>Total</b>	\$53,911.00

Customer Signature \_\_\_\_\_



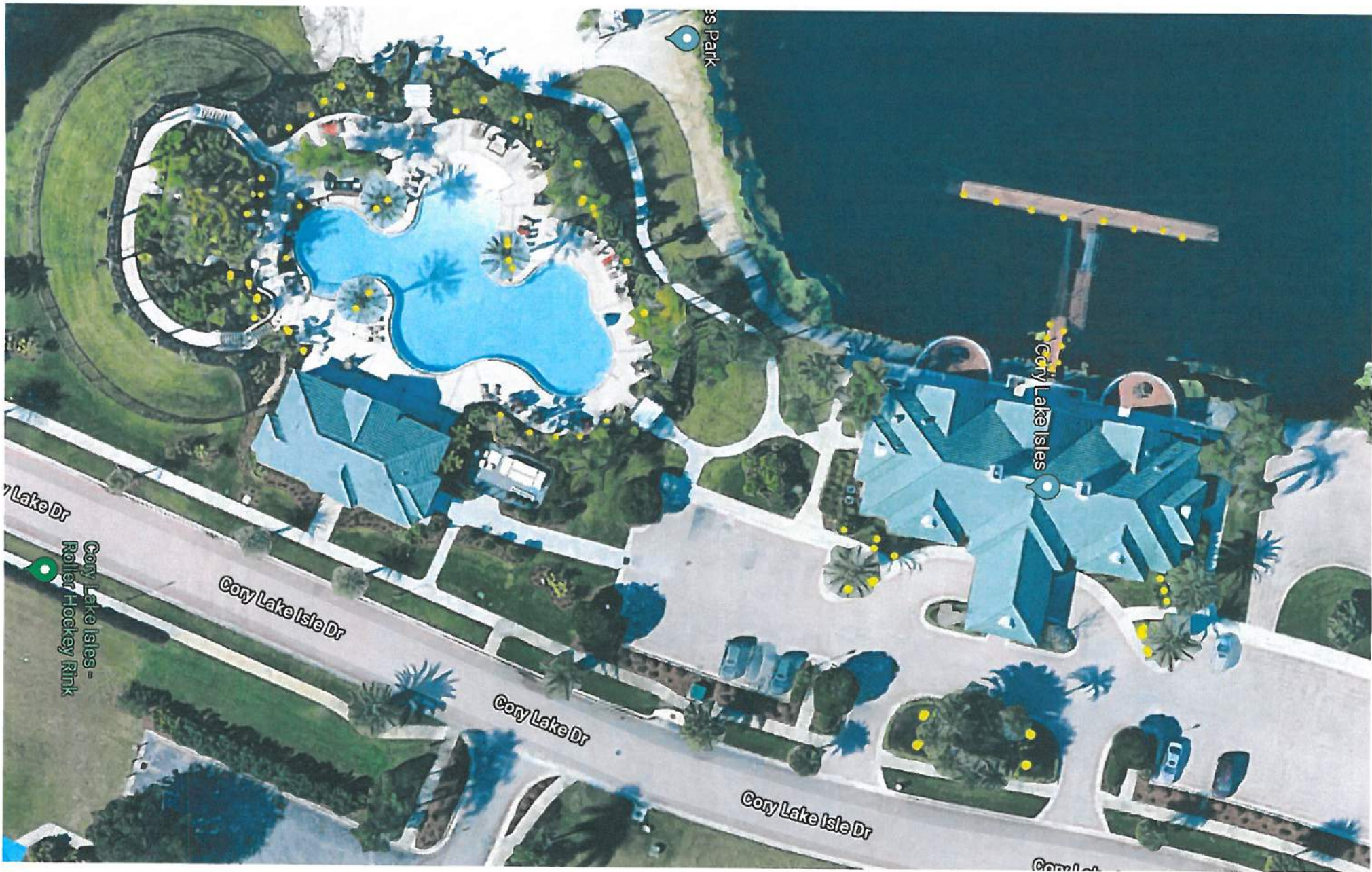
Cross Creek Entrance





Morris Bridge Entrance





Beach Club + Pool Locations









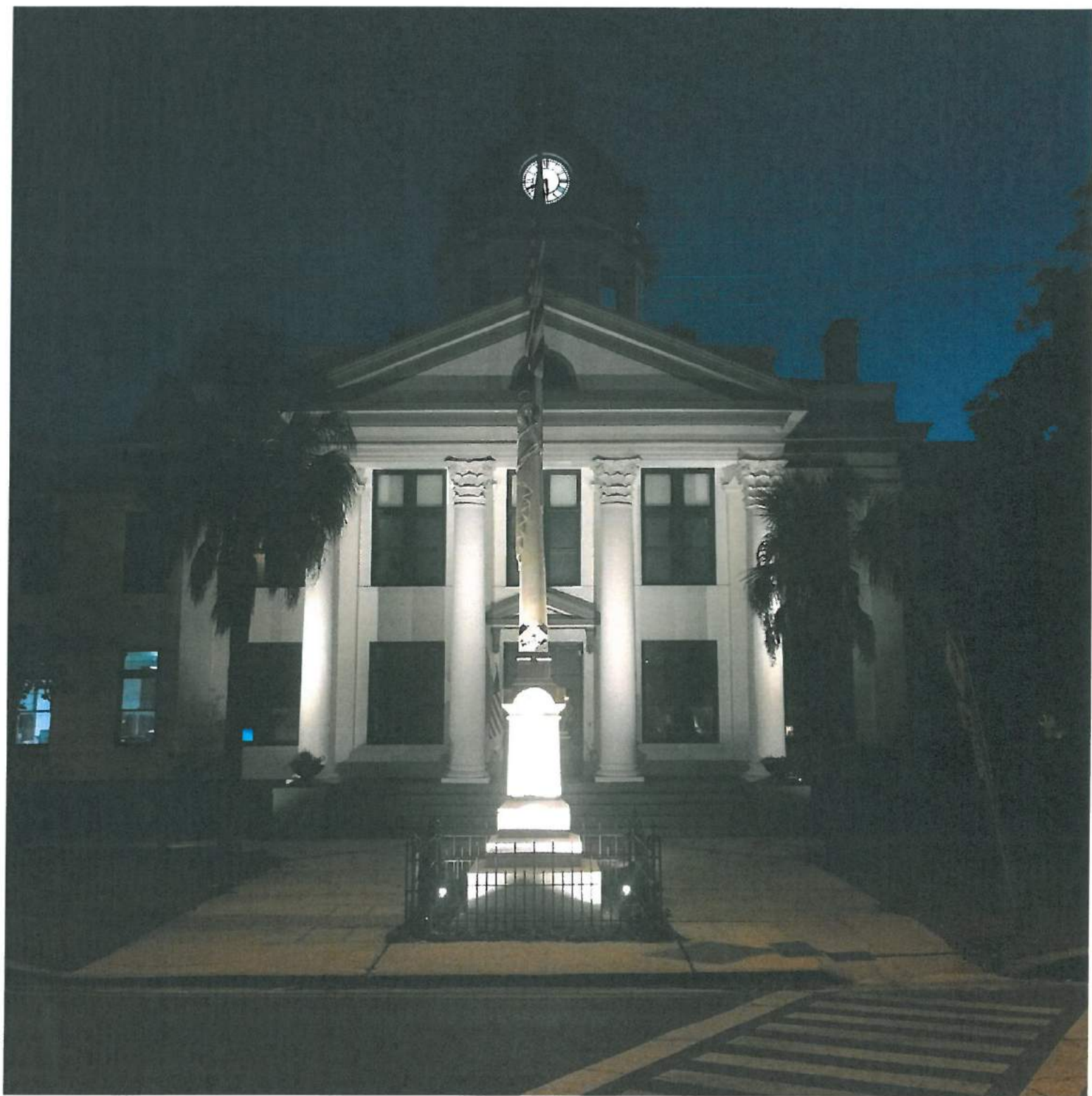


















3105 Aluminum 13 W max LED



3106 Aluminum 13 W max LED



## HOUSING/SHROUD

- Die-cast
- Copper-free aluminum
- Silicone O-ring gaskets
- Superior weather-tight seal

## FINISH

- Polyester powder-coated finish. See ordering information for available colors.

## LED

- High output emitters
- Powered to operate for 50,000 hours
- Visita exclusive smart driver
- Suitable for dimming

## OPTICS

- Mirror finish aluminum reflector
- Available in narrow spot through wide flood beam spreads

## LENS

- Clear
- Tempered
- Shock and heat-resistant
- Soda-lime glass
- For optical effect lenses, see ordering information

## ELECTRICAL

- Input voltage range 9-15 VAC
- Regulated for uniform illumination throughout the cable run of fixtures
- Altitude for mixing with other halogen fixtures on existing wiring

## PHOTOMETRICS

- For photometric data, see pages 131-132

## MOUNTING

- Adjustable knuckle with 3/8" NPT
- Injection-molded, reinforced polymer
- Fixture may be mounted via threaded hubs in junction boxes, ground stakes, tree mount boxes, or mounting canopies
- See ordering information for mounting options. For optional mounting accessories, see pages 126-127.

## FASTENERS

- Stainless steel fasteners

## WIRING

- Pre-wired with a three-foot pigtail of 18/2 direct-burial cable and underground connectors for a secure connection to the supply cable.

3107 Aluminum 13 W max LED



3108 Aluminum 13 W max LED



## LED SPECIFICATIONS Look for this mark on products where LED options are available.

## Integrated LED

High Output LED lamp assembly with visita exclusive smart driver, powered to operate for 50,000 hours with an operating voltage of 9-15 VAC. Maximum lumen outputs of 350 lm (4.5W), 460 lm (9.5W), and 900 lm (13W).

## ORDERING INFORMATION Select appropriate choice from each column example: GR-3105-B-4.5-W-MF-HL

Mounting	No.	Finish	Wattage	Color Temp.	Distribution	Lenses/Accessories
GR Ground stake	3105	B Black	4.5	W Warm	VNS Very Narrow Spot	BD Barn Doors
WR Wall mount canopy	3106	Z Architectural Bronze	9.5	M Neutral	SP Spot	FS Full Shield
TR Tree-mount junction box	3107	D2 Dark Bronze	13	C Cool	MF Medium Flood	HS Half Shield
	3108	L2 Light Bronze			WF Wide Flood	HL Honeycomb Louver
		S8 Special Bronze				
		G Verde				
		P Pewter				
		BR Architectural Bronze				
		GT Granite				
		TC Terracotta				
		R Rust				
		HG Hunter Green				
		M Mocha				
		WB Weathered Bronze				
		WI Weathered Iron				
		W White				

NOTE: not all accessories are available for all fixtures. See footnotes below before ordering. Fixtures shipped with standard lamp, unless otherwise specified, and with specified mounting hardware.

All Vista luminaires are MADE IN THE U.S.A.

In an effort to improve product design, U.S.T.L., Inc. reserves the right to modify the specifications of its products.







**PROFESSIONAL  
OUTDOOR LIGHTING**

Type:

Model:

Project:

## SPECIFICATION SHEET

### MODEL 3108 Landscape Series • Up & Accent Lights

#### FIXTURE SPECIFICATIONS:

##### HOUSING:

Die-cast, copper-free aluminum.

##### SHROUD:

Die-cast, copper-free aluminum fitted to housing with a closed-cell molded silicone gasket – providing a superior weather-tight seal. Door is designed to shed water from the lens surface.

##### FINISH:

Polyester powder-coat finish available in Black, Verde, Architectural Brick, Architectural Bronze, Light Bronze, Dark Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.

##### LENS:

Clear, tempered, shock and heat-resistant, soda-lime glass lens.

##### LAMP TYPE:

LED Lamp Only - Cree® MT-G2 High Density Array (HDA) driven at 4.5-watts, 9.5-watts, or 13-watts. Color temperature available in 27 - (2700K), W - Warm (3000K), 35 - (3500K), N - Neutral (4000K), C - Cool (5000K).

##### ELECTRICAL:

Input voltage range 9 - 15V AC.

##### OPTICS:

Available in VNS - Very Narrow Spot, SP - Spot, MF - Medium Flood, or WF - Wide Flood.

##### MOUNTING:

Injection-molded composite adjustable knuckle with ½" NPS thread. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (WR).

##### FASTENERS:

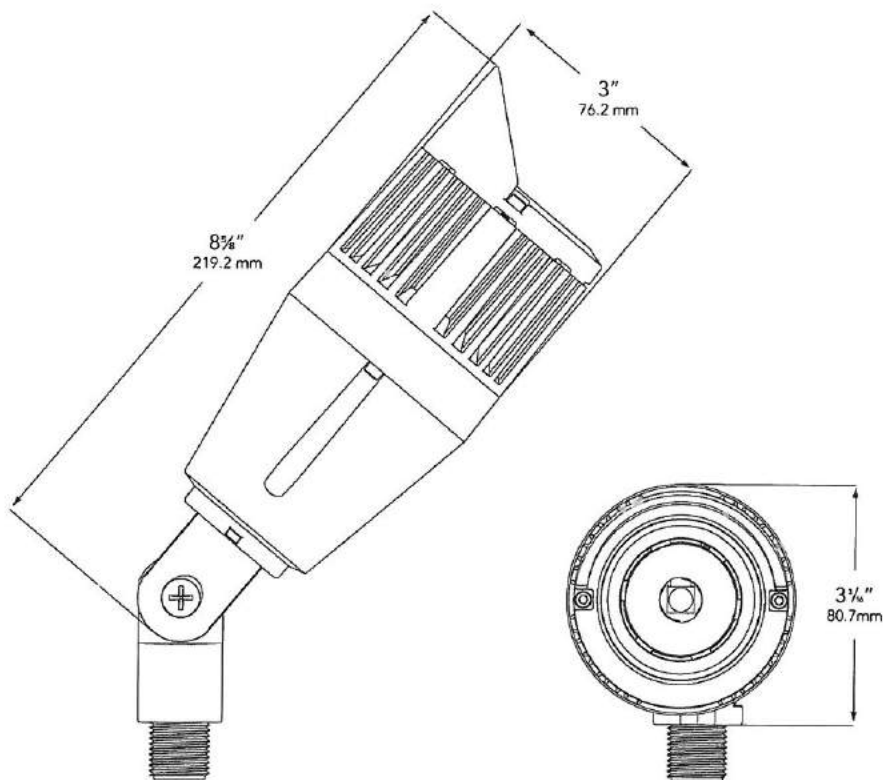
All fasteners are stainless steel.

##### WIRING:

Prewired with a 36" pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

All Vista luminaires are **MADE IN U.S.A.**

#### DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.



**PROFESSIONAL**  
OUTDOOR LIGHTING

## SPECIFICATION SHEET

### MODEL 3108 Landscape Series • Up & Accent Lights

#### FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

**EXAMPLE: GR-3108-B-4.5-W-SP**

MOUNTING	MODEL	FINISH	WATTAGE	COLOR TEMP	DISTRIBUTION	ACCESSORIES
GR- ABS ground stake WR- Wall-mount canopy TR- Tree-mount J-box	3108	B - Black G - Verde BR - Architectural Brick Z - Architectural Bronze LZ - Light Bronze DZ - Dark Bronze SB - Special Bronze GT - Granite P - Pewter TC - Terracotta R - Rust HG - Hunter Green M - Mocha WB - Weathered Bronze WI - Weathered Iron W - White	4.5 9.5 13	27 - 2700K W - Warm 35 - 3500K N - Neutral C - Cool	VNS - Very Narrow Spot SP - Spot MF - Medium Flood WF - Wide Flood	HL - Honeycomb Louver

Fixtures shipped with standard lamp, unless otherwise specified.  
Fixtures shipped with specified mounting hardware.

#### LUMEN OUTPUT PACKAGES

Watts	Lumens
-------	--------

Beam Spread	4.5	9.5	13
VNS	4.5 Watts 135 Lumens	9.5 Watts 214 Lumens	13 Watts 269 Lumens
NS	4.5 Watts 364 Lumens	9.5 Watts 566 Lumens	13 Watts 738 Lumens
MF	4.5 Watts 321 Lumens	9.5 Watts 487 Lumens	13 Watts 711 Lumens
WF	4.5 Watts 332 Lumens	9.5 Watts 542 Lumens	13 Watts 686 Lumens

*Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.*

## LANDSCAPE MAINTENANCE AGREEMENT

This Landscape Maintenance Agreement ("Agreement"), is entered into as of the 1<sup>st</sup> day of January, 2018 between the **Cory Lakes Community Development District**, a community development district organized under the laws of the State of Florida (the "District") and **Yellowstone Landscape-Southeast, a Limited Liability Company** (the "Contractor").

### Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape maintenance services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape maintenance contractor and provide services to the District.

### Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Contractor's Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
  - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise and resources to perform all required work.
  - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
  - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis.
  - d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
  - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
  - f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.
3. **Description of Work.**
  - a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as more fully set forth in the scope of services attached hereto as **Exhibit A** (the "Work").
  - b. A map of the areas to be maintained is attached hereto as **Exhibit B**.

- b. A map of the areas to be maintained is attached hereto as **Exhibit B**.
  - c. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.
4. **Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:
- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
  - b. Hourly rates for equipment applies only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
  - c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
  - d. Disaster Recovery Assistance Services shall not exceed a total of seventy (70) hours worked for each emergency/disaster.
  - e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
  - f. District reserves the right to immediately terminate all Disaster Recovery Assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

5. **Manner of Performance.**

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
- b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
- c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
- d. Contractor shall be required to provide a work crew on site five (5) days per work week.
- e. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.
- f. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- g. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within twenty-four (24) hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.

- h. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the road ways of the community must be legally equipped.
  - i. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
  - j. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or scope of Work that may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.
  - k. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
  - l. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.
6. **Time of Commencement.** The work to be performed under this Agreement shall commence after providing District the requisite insurance referenced herein and no later than September 25, 2017.
7. **Term and Renewal.** The term of this Agreement shall be from JANUARY 1, 2018 through DECEMBER 31, 2018 with the option to renew for two (2) additional one (1) year periods at the same price and terms as provided for herein unless terminated earlier as provided in this Agreement.
8. **Termination**
- a. **Contractor's Termination.** Contractor may terminate this Agreement with sixty (60) days' written notice with or without cause. Termination notice must be sent to and received by the District by certified mail. The sixty (60) day notice shall commence on the day of actual receipt of said written notice by the District.
  - b. **District's Termination.** The District may, in its sole and absolute discretion, whether or not reasonable, on thirty (30) days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent to the Contractor by certified mail. The thirty (30) day notice shall commence on the day of mailing of said notice to the Contractor. In case of such termination for the District's convenience, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.

- c. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

#### **9. District Representatives and Inspections.**

- a. The District hereby designates the District Manager to act as the District's representative. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than fourteen (14) days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within three days and prior to submitting any invoices to the District.

#### **10. Compensation**

- a. As compensation for the Work the District agrees to pay Contractor monthly in accordance with the provisions of the bid schedule(s).
- b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.
- c. The District shall provide payment within forty five (45) days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- d. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within forty five (45) days of the District's receipt of such invoice.
- e. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor,

including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.

- f. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**11. Duties and Rights of Contractor.** Contractor's duties and rights are as follows:

- a. Responsibility for and Supervision of the Work: Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. Discipline, Employment, Uniforms: Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. Furnishing of Labor, Materials/Liens and Claims: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives the right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such

claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

- d. **Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:** Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
- e. **Responsibility for Negligence of Employees and Subcontractors:** Contractor shall be fully responsible for all acts or omissions of its employees on the project, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. **Safety Precautions and Programs:** Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- g. Contractor shall assign a dedicated account manager to the District. The account manager shall attend the monthly meetings of the District, at the sole discretion of the District, to provide updates to the Board and answer any questions regarding landscaping issues.

## **12. Indemnification**

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs of every kind (including but not limited to reasonable attorney's fees, consequential and punitive damages) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.



- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*
- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

### **13. Insurance.**

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida and meet a minimum financial AM Best Company rating of no less than "A- Excellent: FSC VII." No changes are to be made to these specifications without prior written specific approval by the District.
  - i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
  - ii. Commercial General Liability: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
  - iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
  - iv. Umbrella Liability: With limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
  - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.

- ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
    - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
  - c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
  - d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
  - e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
  - f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
  - g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
  - h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
  - i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.
14. **Subcontractors.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
15. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other

contributions imposed or required of the Contractor during the performance of services to the District.

16. **No Third Party Beneficiaries.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
17. **Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 561-571-0010, [AdamsC@whhassociates.com](mailto:AdamsC@whhassociates.com), or at 2300 Glades Road, Suite 410W Boca Raton, Florida 33431.**

18. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
19. **Notices.** Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by facsimile and by U.S. Mail to the other party at the addresses listed below and shall be deemed received upon actual receipt by mail or facsimile, whichever is first:

**To the District:** Cory Lakes Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

**With a copy to:** District Counsel  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33634

**To Contractor:** Yellowstone Landscape-Southeast, LLC  
30319 Commerce Dr.  
San Antonio, FL 33576

20. **Controlling Law.** This Agreement shall be governed under the laws of the State of Florida with venue in Hillsborough County, Florida.
21. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
22. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
23. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
24. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
25. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
26. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
27. **Authorization.** The execution of this Agreement has been duly authorized by the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.

**28. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

**IN WITNESS WHEREOF**, the parties hereto have signed and sealed this Agreement on the day and year first written above.



Name: Brian K Martin

Title: Regional Vice President

Attest:



Cory Lakes  
Community Development District



Manager of the Board of Supervisors

## EXHIBIT "A"

### SERVICE DESCRIPTION AND SPECIFICATIONS

*The indications for Unit Price Line Items after each specification correspond to the Landscape Maintenance Itemized Bid Form and Seasonal Plant Maintenance Itemized Bid Form- Exhibit "B" and are to be performed to the frequencies specified.*

#### I. TURF MAINTENANCE

##### A. Mowing

All St. Augustine and Zoysia turf within the CDD common areas shall be cut at a height of two (2) to four (4) inches as conditions dictate. No more than one-third (1/3) of the grass blade is to be removed when cutting. Mower blades shall be kept shape at all times to minimize injury or disease to turf.

Contractor shall be required to use mulching type mowing equipment to reduce excessive grass chippings, and to reduce foreign objects from being thrown by mowing equipment. Contractor shall be responsible for controlling excessive grass clippings within turf or mulched bed areas. Contractor shall make every effort to minimize grass clippings deposited into lakes and retention ponds. Contractor is responsible for adjusting the pH as necessary to maintain healthy turf. *(Unit Price Line Item: St. Augustine/Zoysia Turf Mow)*

All Bahia turf within the CDD common areas, along road shoulders areas and lake and retention pond areas shall be mowed to a height of two (2) to four (4) inches. Mower blades shall be kept sharp at all times to minimize injury or disease to turf. Lake and/or pond turf areas shall be maintained to water's edge. *(Unit Price Line Item: Bahia Turf Mow)*

##### B. Edging

Contractor shall be responsible for edging all curbs, sidewalks, paths, and turf bed lines with a metal blade edger. All completed edges will have a perpendicular appearance between turf and hard lines, and turf and bed lines. An angled or beveled appearance of hard lines or bed lines is unacceptable. Weed eaters are not to be used in edging. Blowers will be used to clean sidewalks, curbs, and streets of organic material caused by mowing and edging. Contractor shall not change the above schedule, rates, or specifications without approval of District Manager. *(Unit Price Line Item: Edge Bed lines/Edge Hard lines)*

##### C. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous turf. Contractor shall be expected to apply any minor nutrients necessary to maintain a healthy turf. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. *(Unit Price Line Item: Turf Fertilization)*

D. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problem, including mole crickets, chinch bugs, and grubs. Contractor shall be responsible for removing any excess pesticide applications from paved surfaces, curbs, and sidewalks. Contractor shall be responsible for the control of Fire Ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after Fire Ants have been killed. *(Unit Price Line Item: Insect/Disease Control)*

E. Water

Contractor shall be responsible for damage to irrigation and water supply items that were not reported to the District Manager or Facilities Manager in writing, and will be responsible for replacement of these items. Contractor shall be responsible for monitoring the moisture levels in turf areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall not be responsible for the hand watering of any turf area unless plant material is under additional warranty. *(Unit Price Line Item: Irrigation Management)*

F. Turf Weed Control

Weeds are to be controlled in turf areas by mechanical, physical and chemical methods. Turf areas shall be maintained to control and strive to eliminate weeds.

Contractor shall be responsible for removing any chemicals used in treating weeds from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Turf Weed Control)*

G. Monofilament Trim

After each mowing operation, the Contractor shall use a weed eater or similar machine to trim grass and/or weeds that cannot be mowed with large machinery. *(Unit Price Line Item: Monofilament Trim)*

II. SHRUB AND GROUNDCOVER MAINTENANCE

A. Pruning

All shrubs shall be hand and mechanically pruned to industry standards, removing dead and damaged wood to allow for natural development of plant material, and to create the effect intended by the Consultant and Owner and/or District Manager. Pruning shall be performed through the growing months to keep the plant material aesthetically pleasing and within its boundaries.

Deep hand pruning and/or structure pruning shall be performed once a year during the dormant months. Structure pruning shall be defined as using hand pruners, handsaws, and/or loppers to prune old wood and prune behind multiple breaks to maintain proper proportions, promote interior growth, and an aesthetically pleasing appearance. Removal of up to 50% of the height and foliage of plants shall take place during these prunings. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. *(Unit Price Line Item: Shrubs or Groundcover Trim)*

B. Fertilization



Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous shrubs. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy shrubs. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. *(Unit Price Line Item: Shrub Fertilization)*

C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks. Contractor shall be responsible for the control of Fire Ants throughout maintained areas. Mounds are to be removed and soil leveled to previous grade after Fire Ants have been killed. *(Unit Price Line Item: Insect/Disease Control)*

D. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to plants that were not reported to the Owner and/or District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for the watering of any shrub or groundcover areas unless plant material is under warranty. *(Unit Price Line Item: Irrigation Management)*

E. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas shall be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any excess chemical application used to control weeds from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Bed Weed Control)*

III. TREE MAINTENANCE

A. Pruning

Contractor shall be responsible for maintaining all trees and palms along boulevards, roadways, parks, activity areas, conservation areas, and all designated neighborhoods such that no branches/limbs/fronds will overhang on sidewalks and parking areas lower than 10 feet from the ground. Lower branching on all trees shall be pruned as needed, to keep them elevated to a uniform height. Maximum height for this pruning shall be no more than 15 feet. Trees located in natural area shall be pruned only when their growth habit affects formal, maintenance areas. Limbs and branches are to be removed from property.

All sucker growth from trunk and base of trees/palms shall be removed weekly or as required to maintain a clean appearance.

Contractor will be responsible for pruning all ornamental trees such as Wax Myrtles, Crape Myrtles, Photinias, American Hollies, Fosteri Hollies, Savannah Hollies, Burfordii Hollies,

Nellie R. Stevens Hollies, Ligustrum, East Palatka Hollies, Dahoon Hollies, Silver Buttonwoods, Tree form and multi-stem Oleanders, Sea Grapes, and Cattley Guavas. Pruning will include the shaping of all heads, removal of conflicting branches and removal of interior sucker growth. *(Unit Price Line Item: Tree Pruning)*

#### Palm Pruning

*Contract does include pruning and maintenance of palms located at residences (commonly referred to as "street palms" or "street trees") and shall be priced as such.*

All palms shall be pruned and shaped as required, removing dead fronds and spent seedpods. Palms should not be severely pruned. All palms shall be pruned at a 90-degree angle and within the standards as outlined by I.S.A Standards. Palms are to be thoroughly detailed with all fronds trimmed to lateral position and removal of all seed heads.

Pruning of palms less than 15 feet or portions thereof shall be detailed to remove hanging fronds, loose boots, fruit clusters or seedpods. All palm pruning shall be done with sterilized equipment.

When pruning palms, all pruning equipment shall be sterilized prior to the pruning of each tree. Spikes are never to be used when climbing trees. Contractor shall be not responsible for pruning palms over 50 feet in overall height. *(Unit Price Line Item: Palm Pruning)\**

#### B. Fertilization

Fertilization applies to planted trees that are still staked or guyed, and planted trees that have a caliper of eight (8) inches or less. Existing mature trees do not apply. Contractor is required to notify District Manager and make recommendations, in writing, of all other trees that may need supplemental fertilization. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. Contractor is responsible for adjusting the pH as necessary to maintain healthy plants. *(Unit Price Line Item: Tree Fertilization)*

Palms are to be fertilized using fertilizers especially formulated for palms. THIS PROGRAM INCLUDES ALL STREET TREES. *(Unit Price Line Item: Palm Fertilization)*

#### C. Insect and Disease Control

Contractor shall be responsible for weekly inspections of the entire property and treatment of any insect or disease related problems for trees that are eight (8) inches in caliper or less. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Insect/Disease Control)*

D. Water

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems in writing that may be present during the maintenance visit. Contractor shall be responsible for damage to trees that were not reported to the Owner and District Manager in writing, and will be responsible for replacement of these items. Contractor shall not be responsible for the watering of any trees unless plant material is under warranty. *(Unit Price Line Item: Irrigation Management)*

E. Staking

Staked trees shall be re-staked and adjusted as often as necessary. Stakes shall be adjusted and/or removed when deemed appropriate by Consultant and/or Contractor. Trees that need to be re-staked utilizing specialized equipment and crews shall be done at a mutually agreed upon price, submitted in writing for review and approval. *(Unit Price Line Item: Tree Pruning)*

IV. SEASONAL COLOR/PERENNIAL MAINTENANCE AND INSTALLATION

A. Bed Preparation

Contractor shall be responsible for measuring and confirming the quantities for each annual rotation for all existing pots and annual bed areas based on plant spacing as specified. Contractor shall also be responsible for planting the specified size of plant material designated by Consultant. Beds shall be prepared to Consultant's specification. See Annual Beds Amendment Sheet.

Contractor shall be responsible for taking general and micronutrient tests of annual bed areas. The District Manager and Consultant shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by report. Beds shall be tilled to a depth of 14 inches with all amendments thoroughly mixed. Fertilizers shall be raked into the top six (6) inches of soil mix. pH adjustment should be made during each seasonal rotation. See Annual Bed Amendments for specified chemical rates. Bed areas shall be formed to create a moderate crown that "faces up" toward the direction of the greatest foot or automobile traffic. Remove rocks and debris, and trench all sides of bed that face curb or turf at a depth of three (3) inches before final mulching.

B. Seasonal Color Replacement

Contractor shall be responsible for replacing any annuals that have declined, died or failed to maintain a healthy, vigorous appearance in the opinion of the Owner and/or Facilities Manager and Consultant. Seasonal color is to be replaced three times a year.

C. Mulching

Bed areas shall have one-quarter (1/4) inch of finely ground pine bark mulch at all times, not allowing bare soil areas to be visible.

D. Deadheading and Pruning

Deadheading: Declining flowers and foliage shall be removed weekly.

Pruning: Plants shall be pruned to avoid plants becoming leggy or unsightly; also to maintain a consistent uniform mass. *(Unit Price Line Item: Deadheading & Pruning)*

E. Fertilization

Contractor shall have full responsibilities of determining the proper formulations and rates of all fertilizers to maintain healthy vigorous plants. Contractor shall be expected to apply any minor nutrients necessary to maintain healthy plants. Contractor shall be responsible for removing any excess fertilizer from paved surfaces, curbs, and sidewalks within four (4) hours after application has occurred. *(Unit Price Line Item: Fertilization)*

F. Insect and Disease Control

Contractor shall be responsible for weekly inspections of annual bed areas and treatment of any insect or disease related problems. Contractor shall be responsible for removing any excess pesticides from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Insect/Disease Control)*

G. Watering

Contractor shall be responsible for monitoring the moisture levels in bed areas and reporting any problems, in writing, that may be present during the maintenance visit. Contractor shall be responsible for damage to items that were not reported to the Owner and District Manager in writing, and will be responsible for replacement of these items. Contractor shall be responsible for manual or mechanical watering of plant material as needed to maintain healthy plants. *(Unit Price Line Item: Watering)*

H. Bed Weed Control

Weeds shall be controlled in bed areas by mechanical, physical and chemical methods. Bed areas shall be maintained to control and strive to eliminate weeds. Contractor shall be responsible for removing any chemicals used to control weeds from paved surfaces, curbs, and sidewalks. *(Unit Price Line Item: Bed Weed Control)*

I. Perennial Maintenance

All perennial beds are to be serviced on a weekly basis. The removal of all spent blooms, flower stalks, and drying foliage shall be performed weekly or as needed. A one-time (fall or late winter) cut back and mulching of all foliage will also be included in the cost. Any additional fertilizer, fungicide, insecticide or other chemicals needed to keep plants at optimum health shall also be included. All Daylilies and Liriope shall be cut back (either manually or mechanically) in the early spring. *(Unit price line item: Perennial Maintenance)*

V. MULCHING FOR TREE AND SHRUB BED AREAS

A. Mulch

Contractor will be responsible for pricing one (1) complete application of Grade A pine bark mini-nuggets, which will occur at the Owner and/or District Manager's discretion. Mulch is to be spread at a depth of one and one-half (1-1/2) inches such that none of the old or previously laid mulch is visible. Contractor is responsible for accurate measurement of all bed areas and tree circles as part of the bid process. PROGRAM INCLUDES TREE RINGS FOR ALL STREET TREES.

Contractor is responsible for spot mulching of any bare soil areas that result due to the underestimation of mulch or landscape maintenance performance, i.e., mower damage around bed lines, tree wells, etc. *(Supplemental Pricing Item: Mulch)*

At the Owner and/or District Manager's discretion mulch may be purchased in incremental units to achieve specific target areas. In the event of this request, mulch will be billed per cubic yard. *(Supplemental Pricing Item: Mulch)*

B. Trenching

Bed line edges shall be trenched and beveled at a depth of three (3) inches along bed areas that are bordered by sidewalks, curbs, and annual bed areas. All beds bordered by turf shall be defined and only have areas growing into the beds removed. A three-inch (3") deep trench is not required in these areas. All tree wells located in turf areas shall have root balls raked smooth and shall be trenched and beveled at a depth of three (3) inches. *(Unit Price Line Item: Mulch)*

VI. GENERAL SITE MAINTENANCE: TRASH, WEED CONTROL AND DEBRIS DISPOSAL

A. Cleanup Procedures

As a part of each weekly maintenance service, a general cleanup program will occur Monday thru Friday or as agreed upon in writing by both parties with 10 days written notice to alter regular work schedule of Monday thru Friday. Any requests made inside 10 days will be performed at an agreed upon day rate. The cleanup program shall involve a policing of all maintained areas for the removal of paper, cans, bottles, sticks, cigarette butts, leaves, and other debris. Also a complete sweeping or blowing, by mechanical means, of the entire roadways, curbs, gutters, drains, and sidewalk areas will be performed. This will encompass complete removal of weeds at curbs and pavement lines, and other trash that has settled in these areas.

Parking lot areas will be kept clean within 15 feet of curbs and planted areas. *(Unit Price Line Item: Debris Disposal)*

B. Road Kill

Contractor shall be responsible for removal and proper disposal of any animal carcass Monday thru Friday. *(Unit Price Line Item: Debris Disposal)*

- C. **Park Trash Containers**  
Contractor shall be responsible for emptying and replacing trash liners of all exterior area trash containers every fourth day or when container is 85% full or twice a week Monday thru Friday. *(Unit Price Line Item: Debris Disposal)*
- D. **Weed Control**  
All parking lot areas, curb, gutters, pavers, driveways, parkways, paths and bike paths shall be maintained to control and strive to eliminate weeds. *(Unit Price Line Item: Bed Weed Control)*
- E. **Disposal of Debris**  
All debris shall be disposed of off-site. A roll-off dumpster may be used but emptied as needed to ensure that no debris is overflowing outside the confines of the dumpster or on the ground outside of dumpster. *(Unit Price Line Item: Debris Disposal)*
- F. **Severe Weather Cleanup**  
In the event of a natural disaster, such as a hurricane or tornado, the Contractor shall not be responsible for any cleanup operation outside of the agreed maintenance contract. If Owner and/or Facilities Manager elects, they may request that the Contractor utilize dedicated man-hours for the purpose of severe weather cleanup. *(Unit Price Line Item: Debris Disposal)*
- G. **Typical Weather Cleanup**  
Contractor shall be responsible for debris cleanup deposited by typical weather conditions. *(Unit Price Line Item: Debris Disposal)*
- H. **Beach Grooming**  
Contractor shall be responsible for grooming beach area each week. All beach sand areas shall be raked removing all debris including leaves, pinestraw, pinecones, paper, cans, bottles, sticks, cigarette butts, and any other debris. All debris shall be disposed of off-site. On a monthly basis, the Contractor shall with sufficient effort maintain a grade void of any erosion caused by rain. These areas will be raked or regarded to maintain a smooth and continuous beachfront. *(Unit Price Line Item: Beach Grooming)*

## VII. LEAF REMOVAL

- A. **Leaf Collection**  
Fallen leaves in all areas shall be collected no less than four (4) times per year and removed from property. This is to be done as requested by the Consultant and by Owner and/or District Manager from the beginning of November through February, or until leaf disbursement ceases. Contractor will collect leaves from focal areas, bed, and turf areas on a weekly basis to prevent heavy build-up and cause damage to plant material by smothering. *(Unit Price Line Item: Debris Disposal)*

- B. Disposal of Debris  
All debris shall be disposed of off-site. *(Unit Price Line Item: Debris Disposal)*

VIII. NATURAL AREA MAINTENANCE

- A. All mulched wooded natural areas shall be kept free of limbs and weeds. Natural leaf drop will not have to be removed. These areas can also be used for leaf deposit if Owner and/or District Manager's permission is obtained.
- B. Contractor shall be responsible for removal of any dead trees less than two (2) inches in caliber in all maintained areas.
- C. Contractor shall be responsible for maintaining a three-foot (3-foot) buffer between any natural vegetation growth and formal maintained areas. *(Unit Price Line Item: Debris Disposal)*

IX. PLANT MATERIAL DISPOSAL

Dead plant material, not requiring general tree surgeon practices for removal shall be removed and disposed of immediately by the Contractor. *(Unit Price Line Item: Debris Disposal)*

The Contractor may, at his sole expense, stage one debris dumpster and store one utility vehicle on site and at a location agreed upon by the owners representative. The owner's representative may at anytime and for any reason suspend such staging at his sole and absolute discretion.

Contractor shall contact and advise the Facilities Manager, in writing, of possible replacements. Plant replacement necessitated by negligence of the Contractor shall be the sole responsibility of the Contractor.

X. IRRIGATION SYSTEM

A. Irrigation Management

Contractor agrees to monitor, adjust and manage all automatic irrigation systems as to proper frequency, duration, and operation of supplemental watering. Contractor shall be responsible for performing minor adjustments and services such as: flow control, radius adjustment, nozzle cleaning, sprinkler height, and level adjustment. Contractor will notify Owner and/or Facilities Manager of malfunction or damage to the system's integrity. The cost of each repair will be billed by the provider and paid directly by the Owner. Should it be determined that damage is cause of negligence by the Contractor, the Contractor shall pay the cost of such repair. Cost may be paid directly by Contractor or deducted by Owner from payments due to the Contractor.

Contractor shall be responsible for performing a complete irrigation evaluation at Commencement of Contract or as needed. Contractor shall be required to furnish Owner and/or Facilities Manager and Consultant with a summary of each clock and zone operation. Contractor shall furnish recommendations for repair and improvements to the systems with an itemized cost for proposed work. Irrigation clocks shall have each zone identified within 30 days of Commencement of Contract by providing the Facilities Manager with an aerial layout of the clocks and which areas each zone is responsible for operating. As-Built drawing can be created upon request at an additional cost to the Owner. *(Unit Price Line Item: Irrigation Management)*.

**B. Irrigation System Maintenance, Repairs, and Replacement**

1. Contractor shall bear all labor cost for any and all maintenance and repairs associated with the system including the water delivery system, main lines less than two (2) inches in diameter, lateral lines two (2) inches or less in diameter, and sprinkler heads.

Contractor shall bear full responsibility 24 hours per day, seven (7) days per week, for normal daily operations of irrigation system and pumping units.

2. Contractor shall make all repairs as needed within 24 hours, except for replacement of capitalized items described below. Parts and labor expense shall be borne by the Contractor as part of his obligation. Contractor shall be responsible for all associated actions before repairs.
4. Contractor shall not be required to bear the cost of replacing the following irrigation system capitalized items, such as pumps, controllers, valves, any irrigation lines greater than two (2) inches in diameter and faulty or damaged wiring. Owner and/or District Manager and Facilities Manager shall be furnished an itemized parts list and cost for all such capital items that must be authorized by Owner and/or District Manager prior to execution of purchase. The labor costs associated with repairing or replacing these items shall be borne by the Owner.

**XI. LANDSCAPE MAINTENANCE FERTILIZATION, WEED AND INSECT CONTROL SPECIFICATION SHEET**

- A. All pesticides, insecticides, fertilizers, and any other products must be used in strict compliance with label and instructions. Applications must comply with all state and federal regulations. The Specifications are intended to be consistent with current label instructions. In the event the Specifications conflict with instructions on the pesticide label, the label instructions shall govern. MSDS (Material Safety Data Sheets) forms shall be placed in visible locations prior to spray applications.
- B. Contractor will be responsible for applying chemicals and fertilizers. The following rates are general guidelines and are to be used as such. Contractor is totally responsible for furnishing the Owner and/or District Manager with healthy, vigorous plant material throughout the term of the contract.
- C. Chemical forms may vary with weather conditions.
- D. Contractor will be responsible for controlling any insect, disease, or nutrient problems that may occur during the year.
- E. Contractor will be responsible for taking general and micronutrient tests of turf and shrub bed areas. The Owner, District Manager and Consultant shall receive copies of test results and a list of actions to be taken by Contractor to correct all problems identified by the report within 45 days of the execution of the contract.
- F. Contractor will be responsible for making any extra visits necessary during the year to correct any problems that may occur during the duration of the contract.



- G.** Contractor will be responsible for applications of any other nutrients that should be applied to maintain a balanced soil.
- H.** Contractor will take full responsibility for replacing any plant material that is damaged by improper application or lack of timely application of nutrients that are necessary to maintain healthy plant material.

**EXHIBIT "B,"**  
**SUMMARY BID FORM**

Exterior Landscape Maintenance  
CORY LAKES CDD  
Tampa, FL

A. Landscape Maintenance Total	\$316,646.50
B. Seasonal Color / Perennial Maintenance Total	\$1,632.00
C. Seasonal Plant Installation Total	\$3,545.64
D. Mulch Total	\$63,410.75
FIRST YEAR TOTAL BID PRICE-Category A (12 Months)	\$316,646.50
SECOND YEAR TOTAL BID PRICE- Category A (12 Months)	\$316,646.50
THIRD YEAR TOTAL BID PRICE- Category A (12 Months)	\$322,979.50

Contractor Company Name Yellowstone Landscape

Contractor Address 30319 Commerce Dr. San Antonio, FL 33576

Name of Person Completing This Form Jon Souers

Title Manager

Telephone Number 813-781-3170

Date 5-31-2017

\* Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.

CORY LAKES CDD

CATEGORY B

SEASONAL COLOR/PERENNIAL MAINTENANCE ITEMIZED BID FORM

Item	Frequency	Amount
Deadheading	as needed	\$ 200.00
Pruning	as needed	\$ 200.00
Insect/Disease Control	as needed	\$ 200.00
Fertilization	2	\$ 1,032.00

Seasonal Color Maintenance Subtotal \$1,632.00

Item	Frequency	Amount
Deadheading	as needed	
CutBack	as needed	
Insect/Disease Control	as needed	
Fertilization	2	
Mulching		

Perennial Maintenance Subtotal \$ Included

CATEGORY B. FIRST YEAR SEASONAL COLOR  
/PERENNIAL MAINTENANCE TOTAL \$1,632.00

  
Contractor Signature

Yellowstone Landscape  
Company Name

5-31-2017  
Date

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**EXHIBIT "B" (CONTINUED)**

**CORY LAKES CDD**

**CATEGORY A**

**LANDSCAPE MAINTENANCE ITEMIZED BID FORM**

<b>Event Description</b>	<b>Events per year</b>	<b>Cost Per Event</b>	<b>ANNUAL \$</b>
St. Augustine/Zoysia Turf Mow	42	\$428.50	\$17,997.00
Bahia Turf Mow	24	\$313.25	\$7,518.00
Edge (Bed lines)	42	\$199.75	\$8,389.50
Edge (Hard lines)	42	\$195.75	\$8,221.50
Monofilament Trim	42	\$132.50	\$5,565.00
Bed Weed Control	52	\$1,487.00	\$77,324.00
Shrub/Groundcover Trim	12	\$3,968.50	\$47,622.00
Tree Pruning	12	\$639.50	\$7,674.00
Palm Pruning	2	\$31,159.25	\$62,318.50
Debris Disposal	52	\$200.00	\$10,400.00
Insect/Disease Control	52	\$80.00	\$4,160.00
Irrigation Management	52	\$160.00	\$8,320.00
Palm Fertilization	4	\$5,456.75	\$21,827.00
Tree Fertilization	2	\$249.50	\$499.00
Shrub Fertilization	4	\$2,159.50	\$8,638.00
Groundcover Fertilization	4	\$522.75	\$2,091.00
St. Augustine Turf Fertilization	6	\$1,796.00	\$10,776.00
Turf Weed Control	52	\$100.00	\$5,200.00
Beach Grooming	52	\$40.50	\$2,106.00

**CATEGORY A. FIRST YEAR LANDSCAPE  
MAINTENANCE TOTAL**

**\$ 316,646.50**

  
Contractor Signature

Yellowstone Landscape  
Company Name

5-31-2017  
Date

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SEASONAL COLOR INSTALLATION  
ITEMIZED BID FORM

QUANTITY	PLANT MATERIAL	SIZE	UNIT PRICE	TOTAL PRICE
938	Spring	4"	\$ 1.26	\$1,181.88
938	Fall	4"	\$ 1.26	\$1,181.88
938	Winter	4"	\$ 1.26	\$1,181.88
			\$	

CATEGORY C. FIRST YEAR SEASONAL PLANT  
INSTALLATION TOTAL

\$ 3,545.64


- NOTE 1: Contractor shall be responsible for pricing installation of ~~three~~ (3) annual rotations.
- NOTE2: All annuals shall be 4" container-grown Grade "A" plants with multiple blooms at the time of installation.
- NOTE3: All prices shall include soil amendments, mulch, labor, taxes, etc. associated with installation. All plants should be in bloom at time of planting.
- NOTE4: Specific colors and varieties shall be mutually agreed upon prior to installation.
- NOTE 5: Contractor is responsible for the spacing of seasonal plants as shown below:
- a. Distance away from curbs, turfines, etc.  
Annuals 10"
  - b. On Center (o.c.) Spacings  
Annuals 10"

  
Contractor Signature

Yellowstone Landscape  
Company Name

5-31-2017  
Date

\* Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.

\* YELLOWSTONE<sup>28</sup> will provide FIRST TWO SUPPLY AND  
INSTALLS, FOR YEAR 1 ONLY, AT NO COST TO  
OWNER. 

CORY LAKES CDD

MULCH ITEMIZED  
BID FORM

Item Description	Quantity	Unit Price	Total Price
Pine bark mini-nuggets	1,417	\$44.73	\$63,382.41
Trenching	N/A	\$	\$

*Contractor is responsible for measuring and confirming the quantity of mulch for one (1) complete application per year.*

CATEGORY D. FIRST YEAR MULCH TOTAL

\$63,382.41

Contractor Signature

Company Name

Date



Yellowstone Landscape

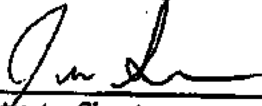
5-31-2017

\* Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price,

**CORY LAKES CDD  
SUPPLEMENTAL PRICING FORM**

1. Medium pine bark nuggets (cost/cubic yard, spread on site)	\$45.00
2. Cypress mulch (cost/cubic yard, spread on site)	\$45.00
3. Beach sand (cost/cubic yard, spread on site). Sand must be beach quality and approved by COD prior to installation.	\$175.00
4. Additional Labor with truck and hand tools (cost/man hour)	\$30.00
5. Additional labor with truck and small power equipment (e.g., edger, blower, etc.) (cost/man hour)	\$35.00
6. Additional labor with truck and light power equipment (e.g., 36" and 52" walk mower) (cost/man hour)	\$40.00
7. Additional labor with truck and heavy power equipment a. 72" bush hog with operator (cost/man hour) b. 600 gallon minimum watering truck with operator (cost/man hour)	a. \$75.00 b. \$95.00
8. St. Augustine sod laid, non-site ready (cost/square foot)	\$1.00
9. Cost per hour: a. General laborer b. Supervisor and truck c. Irrigation Technician with one laborer & truck d. General repair and maintenance person that shall be required to perform these and other general maintenance task, e.g., replacement of light bulbs, pressure washing, general painting of signs and hardware. Price shall include individual having transportation and supplying all tools and equipment needed to perform these tasks.	a. \$30.00 b. \$40.00 c. \$50.00 d. \$75.00
10. Cost per application to fertilize Bahia turf areas	\$1,674.00
11. Annual cost for pruning and maintenance of all Canary Island Date Palms located along streets in front of residences (street palms) as to specifications in Section III. Tree Maintenance including 2 prunings, 4 fertilizations and 52 (weeks) insect/disease control. When pruning Canary Island Date palms, all pruning equipment shall be sterilized prior to the pruning of each tree.	\$38,532.00
12. Cost per occurrence to replenish sand on lake beach area. Sand must be beach quality and approved by CDD prior to installation. New sand depth should be a minimum of two (2) inches, free of debris and raked smooth during each installation.	\$15,000.00

*The prices above shall be commensurate with the contract term.*

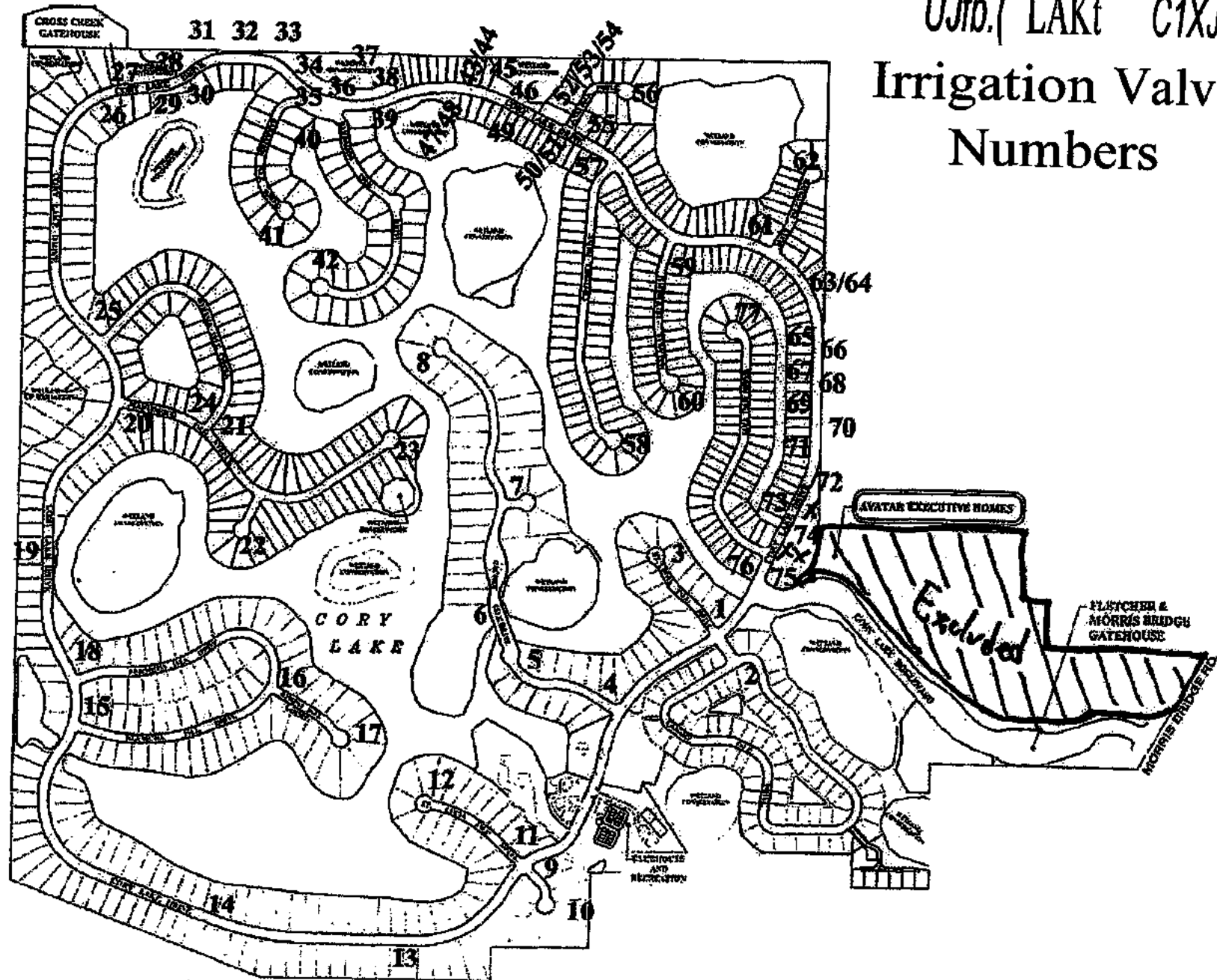
 Contractor Signature	Yellowstone Landscape Company Name	5-31-2017 Date
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\* Owner may purchase materials tax exempt, however bid amounts must include and identify sales tax. To the extent Owner purchases materials tax exempt during the life of this Service Agreement, Owner shall receive a compensating credit against the amount due the Contractor for the cost of such materials and sales tax included in the Bid Price.

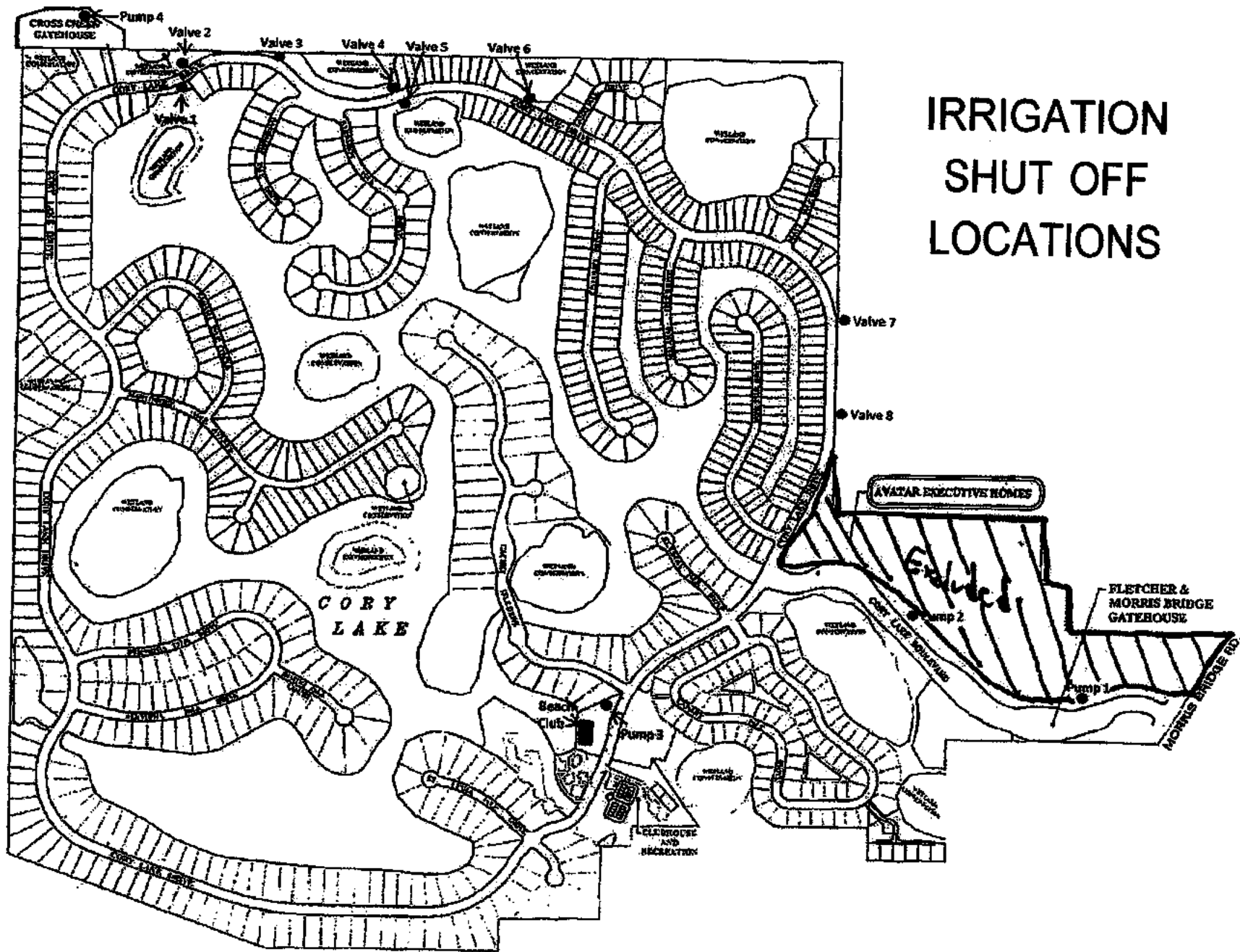
CDD IRRIGATION  
CONTROLLERS

*Furnished by Owner*





UJfb./ LAKt C1XJ  
Irrigation Valve  
Numbers



# IRRIGATION SHUT OFF LOCATIONS

**CORY LAKES CDD**

**SITE MAP**

*Furnished by Owner*

# Cory Lake Isle

*Scope Of Work Map*





YLGH0-1

OP ID: LE

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/28/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Brown & Brown of Florida, Inc. Daytona Beach Office P.O. Box 2412 Daytona Beach, FL 32115-2412 King Pickett	<b>386-239-5806</b>	<b>CONTACT NAME:</b> MARY BURNS
		<b>PHONE (A/C, No, Ext):</b> 386-239-5806 <b>FAX (A/C, No):</b> 386-323-9119
		<b>E-MAIL ADDRESS:</b> MBURNS@BBDAYTONA.CONM
		<b>INSURER(S) AFFORDING COVERAGE</b>
		<b>INSURER A:</b> Westfield Ins Co <b>NAIC #</b> 24112
		<b>INSURER B:</b> Argonaut Insurance Company <b>19801</b>
		<b>INSURER C:</b> LLoyd's of London
		<b>INSURER D:</b>
		<b>INSURER E:</b>
		<b>INSURER F:</b>

**INSURED** YELLOWSTONE LANDSCAPE, INC  
3235 N STATE STREET  
PO BOX 849  
BUNNELL, FL 32110

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	Y	CMM5060952	04/30/2017	04/30/2018	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
A	<input checked="" type="checkbox"/> CONTRACTUAL LIAB			CMM5060952	04/30/2017	04/30/2018	MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC						
	OTHER:						
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS	Y	Y	CMM5060952	04/30/2017	04/30/2018	BODILY INJURY (Per person) \$
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							PIP \$ 10,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR						EACH OCCURRENCE \$ 10,000,000
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE	Y	Y	CMM5060952	04/30/2017	04/30/2018	AGGREGATE \$ 10,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ NONE						
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH)	Y/N		WC928258337574	04/30/2017	04/30/2018	E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y				E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	<input checked="" type="checkbox"/> LEASED/RENTED			CMM5060952	04/30/2017	04/30/2018	EACH ITEM 250,000
C	<input checked="" type="checkbox"/> POLLUTION LIABN			W10B9B170801	04/30/2017	04/30/2018	EACH OCC 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE NOTEPAD FOR POLICY COVERAGE FORMS  
CORY LAKE COMMUNITY DEVELOPMENT DISTRICT IS ADDITIONAL INSURED AND WAIVER OF SUBROGATION APPLIES AS REQUIRED BY WRITTEN CONTRACT. 30 DAY NOTICE OF CANCELLATION, EXCEPT FOR 10 DAYS FOR NON-PAYMENT OF PREMIUM WILL BE PROVIDED TO THE CERTIFICATE HOLDER BY THE CARRIER FOR GENERAL LIABILITY, AUTO

## CERTIFICATE HOLDER

## CANCELLATION

CORYL01

CORY LAKE COMMUNITY  
DEVELOPMENT DISTRICT  
C/O WRATHELL HUNT & ASSOC LLC  
2300 GLADES ROAD STE 410W  
BOCA RATON, FL 33431

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

**NOTEPAD**

INSURED'S NAME YELLOWSTONE LANDSCAPE, INC

YLGHO-1  
OP ID: LEPAGE 2  
Date 11/28/2017**COMPLETE LISTING OF NAMED INSUREDS:**

-YELLOWSTONE HOLDINGS, LLC  
-YELLOWSTONE INTERMEDIATE HOLDINGS, INC  
-YLG HOLDINGS, INC  
-YELLOWSTONE LANDSCAPE, INC  
-YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC dba YELLOWSTONE LANDSCAPE dba AUSTIN OUTDOOR  
-ALSW, LLC  
-YELLOWSTONE LANDSCAPE-CENTRAL, INC dba YELLOWSTONE LANDSCAPE dba BIO LANDSCAPE dba BIO LANDSCAPE & MAINTENANCE  
-TEXAS SERVICES, LLC  
-BLSW, LLC  
-YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC dba ACKMAN BROS. LANDSCAPING  
-YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC dba PERIMETER LANDSCAPE MANAGEMENT  
-AUSTIN OUTDOOR, LLC  
-BIO LANDSCAPE & MAINTENANCE, INC. DBA YELLOWSTONE LANDSCAPE; YELLOWSTONE LANDSCAPE GR INC  
-YELLOWSTONE LANDSCAPE GROUP, INC.

**POLICY FORMS:****GENERAL LIABILITY:**

CG2010 0413-ADDITIONAL INSURED-OWNERS, LESSEES OR CONTRACTORS-SCHEDULED PERSON OR ORGANIZATION  
CG2007 0413-ADDITIONAL INSURED-ENGINEERS, ARCHITECTS OR SURVEYOR  
CG2037 0413-ADDITIONAL INSURED-OWNERS, LESSEES OR CONTRACTORS-COMPLETED OPERATIONS  
CG2503 0509-DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT  
CG7137 1112-COMMERCIAL GENERAL LIABILITY CONTRACTORS ENDORSEMENT (ADDITIONAL INSURED LESSOR OF EQUIPMENT, PRIMARY AND NON-CONTRIBUTORY AND WAIVER OF SUBROGATION)  
IL7035 0912-EARLIER NOTICE OF CANCELTION PROVIDED BY US (30 DAY NOTICE OF CANCELLATION)

**AUTO LIABILITY:**

CA7078 0413-BUSINESS AUTO EXPANDED ENDORSEMENT (ADDITIONAL INSURED, LESSOR & LOSS PAYEE, RENTAL CAR)  
CA7075 1008-PRIMARY AND NON-CONTRIBUTORY INSURANCE  
CA7022 0705-WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS

IL7035 0912-EARLIER NOTICE OF CANCELTION PROVIDED BY US (30 DAY NOTICE OF CANCELLATION)

**UMBRELLA/EXCESS LIABILITY:**

CU0001 0413-COMMERCIAL LIABILITY UMBRELLA COVERAGE FORM (ADDITIONAL INSURED)  
CU7034 0911-PRIMARY AND NON-CONTRIBUTORY COVERAGE ENDORSEMENT-AUTOMATIC STATUS WHEN REQUIRED BY WRITTEN CONTRACT  
CU2403 0900-WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US UMBRELLA GOES OVER THE GENERAL LIABILITY, AUTO LIABILITY AND EMPLOYERS LIABILITY PER UNDERLYING SCHEDULE.

**WORK COMP:**

WC000313 484-(FL, GA, NC, SC)-WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT-WHERE REQUIRED BY WRITTEN CONTRACT  
IL7035 0912-EARLIER NOTICE OF CANCELTION PROVIDED BY US  
EQUIPMENT:  
IM7902 0112 - LOSS PAYABLE SCHEDULE (LOSS PAYEE WITH REGARDS TO LEASED/RENTED EQUIPMENT) (BLANKET)

**NOTEPAD:**

HOLDER CODE CORYL01  
INSURED'S NAME YELLOWSTONE LANDSCAPE, INC

YLGHO-1  
OP ID: LE

PAGE 3  
Date 11/28/2017

LIABILITY AND UMBRELLA LIABILITY POLICIES.