

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Date/Time:
Thursday, March 21, 2024
6:00 P.M.***

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

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

Cory Lakes Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32746

813-565-4663

Board of Supervisors

Cory Lakes Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Cory Lakes Community Development District is scheduled for **Thursday, March 21, 2024, at 6:00 P.M.** at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

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

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

Sincerely,

Larry Krause

Larry Krause

District Manager

813-565-4663

CC: Attorney
Engineer
District Records

District: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, March 21, 2024

Time: 6:00 P.M.

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

Zoom:

<https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>

Dial In: +1-305-224-1968

Meeting ID: 837 3143 1918

Passcode: 123456

Mute/Unmute: *6

Agenda

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

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

II. Chairman's Opening Comments

III. Other Supervisors' Opening Comments

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

V. Vendor Updates

A. Envera

B. Allied Universal

C. Landscape Maintenance Professionals (LMP)

VI. Financial Items

A. Acceptance of the February 2024 Unaudited Financial Statement

[Exhibit 1](#)

1. Variance Report of February 2024

[Exhibit 2](#)

VII. Business Items

A. Discussion: Review of Beach Club Non-Exclusive 2-Hour Usage Form

[Exhibit 3](#)

B. Discussion: CDD Rules and Regulations - Updates on Pages 3-11

[Exhibit 4](#)

C. Discussion: Tennis Courts Being Used by Non-Members

VIII. Approval of Minutes

A. Board of Supervisors Regular Meeting: February 22, 2024

1. Summary of Motions [Exhibit 5](#)
2. Regular Meeting [Exhibit 6](#)
3. Action/Agenda or Completed Items [Exhibit 7](#)

IX. Staff Reports

A. District Engineer: Johnson Engineering, Inc.

B. Office Administrator (OA) – Dominique Green

1. March 2024 OA Report [Exhibit 8](#)
2. Event Posters for Approval [Exhibit 9](#)

A. Facilities Manager: TBD

1. March 2024 Activity Report [Exhibit 10](#)

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

1. Update: Drivers Privacy Protection Act [Exhibit 11](#)

C. District Manager: BREEZE

1. FY 2023-2024 Meeting Schedule [Exhibit 12](#)
2. Notice of FY 2025 Budget Workshop – 3/26/24 at 6 p.m. [Exhibit 13](#)
3. Quorum Check for Next Meeting – 04/18/24 at 6 p.m.

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

XII. Supervisor Requests

XIII. Adjournment

Cory Lakes

Community Development District

EXHIBIT

1

AGENDA

**Cory Lakes
Community Development District**

**Financial Statements
(Unaudited)**

February 29, 2024

CORY LAKES CDD
Financial Report Summary - General Fund - DRAFT PROJECTIONS
2/29/2024

	GENERAL FUND 2/29/2024	DEBT SERVICE 2013 2/29/2024	DEBT SERVICE 2013 A-1 2/29/2024
For The Period Ending :			
CASH BALANCE	\$ 2,305,571	\$ 129,961	\$ -
RESTRICTED CASH FOR DEBT SERVICE	1,632	-	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	160,561	6,671	-
DUE FROM OTHER	3,918	-	-
DUE FROM OTHER FUNDS	-	96,013	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	2,270	-	-
PLUS: DEPOSITS AND PREPAID	31,336	-	-
LESS: ACCOUNTS PAYABLE	(91,297)	-	-
LESS: DEFERRED REVENUES	(160,561)	(6,671)	-
LESS: DUE TO DEBT SERVICE	(1,632)	-	-
NET CASH BALANCE	\$ 2,251,797	\$ 225,974	\$ -
Budgeted Fund Balance Analysis:(Based on 100% of the Budget to be Expended)			
NonSpendable for Prepaids & Deposits	\$ 31,336		
Assigned for Weir Project	\$ 360,000.00		
Three Month Operating Reserve	\$ 501,178.00		
Increase in Fund Balance from Interest Revenues	\$ (9,650.43)		
Increase in Fund Balance from Miscellaneous Revenues	\$ (20,458.45)		
Remaining Budget Needed for FY 24 Fiscal Year	\$ 1,591,814.00		
Total Cash Required	\$ 2,454,218.70		
Difference Between Net Cash Balance and Cash Required	\$ (202,422.03)		
Assessments Receivable to Be Collected	\$ 160,560.64		
Net Cash Surplus (Deficit) Projected at EOY	\$ (41,861.39)		Amounts do not consider future interest or misc revenues
ACTUAL GENERAL FUND REVENUE AND EXPENDITURES:(AFTER BUDGET COST SAVING MEASURES)			
	2/29/2024 ACTUAL	2/29/2024 BUDGET	FAVORABLE (UNFAVORABLE)
	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
REVENUE (YTD) COLLECTED	\$ 2,329,455	\$ 2,248,944	\$ 80,511
EXPENDITURES (YTD)	(959,044)	(1,096,613)	137,569
NET OPERATING CHANGE	\$ 1,370,411	\$ 1,152,332	\$ 218,079
AVERAGE MONTHLY EXPENDITURES	\$ 191,809	\$ 219,323	\$ 27,514
PROJECTED EOY BASED ON AVERAGE	\$ 2,301,706	\$ 2,550,858	\$ 249,152
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:			
	2/29/2024 ACTUAL	2/29/2024 BUDGET	FAVORABLE (UNFAVORABLE)
	YEAR-TO-DATE	YEAR-TO-DATE	VARIANCE
REVENUE:			
ASSESSMENTS ON-ROLL (NET)	\$ 2,299,346	\$ 2,230,731	\$ 68,615
ASSESSMENTS OFF-ROLL	-	-	-
INTEREST	9,650	18,213	(8,563)
MISCELLANEOUS REVENUE	20,458	-	20,458
TOTAL REVENUE	2,329,455	2,248,944	80,511
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	104,585	146,571	41,986
UTILITIES	173,514	166,420	(7,094)
SECURITY OPERATIONS	218,260	214,074	(4,186)
FIELD OFFICE ADMINISTRATION	153,049	154,207	1,158
LANDSCAPE MAINTENANCE	211,072	227,471	16,399
FACILITIES MAINTENANCE	86,306	172,631	86,325
FACILITIES MAINTENANCE (POOL)	12,259	15,240	2,981
TOTAL EXPENDITURES	\$ 959,044	\$ 1,096,613	\$ 137,569

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

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
FEBRUARY 29, 2024**

	GENERAL FUND	DEBT SERVICE 2013	DEBT SERVICE 2013A1	SERIES 2017 NOTE	TOTAL GOVERNMENTA FUNDS
ASSETS					
Operating account					
Bank United - operating account	\$ 471,236	\$ -	\$ -	\$ -	\$ 471,236
Bank United - debit card	2,019	-	-	-	2,019
Suntrust - operating account-2700	17,679	-	-	-	17,679
Suntrust - operating account-2321	6,578	-	-	-	6,578
Suntrust - debit card	8,142	-	-	-	8,142
MMK account -Weir Assigned	365,423	-	-	-	365,423
MMK account	1,434,493	-	-	-	1,434,493
MMK account-restricted cash	1,632	-	-	-	1,632
Investments					
Revenue	-	84,105	-	18,565	102,669
Reserve	-	42,556	-	10,002	52,558
Prepayment	-	-	-	-	-
Sinking fund	-	3,300	-	-	3,300
Undeposited funds					
Due from other funds	3,918	-	-	-	3,918
Due from Debt service fund - series 2013 A-1	-	-	-	-	-
Due from General fund	-	96,013	-	-	96,013
Retainer	-	-	-	-	-
Accounts receivable-On Roll Assessments	160,561	6,671	-	-	167,232
Accounts receivable	2,270	-	-	-	2,270
Prepays	8,181	-	-	-	8,181
Deposits	23,154	-	-	-	23,154
Total assets	<u>\$ 2,505,286</u>	<u>\$ 232,645</u>	<u>\$ -</u>	<u>\$ 28,566</u>	<u>\$ 2,766,498</u>
LIABILITIES AND FUND BALANCE					
Liabilities:					
Accounts payable	\$ 86,583	\$ -	\$ -	\$ -	\$ 86,583
Accrued expenses payable	-	-	-	-	-
Due to other funds	-	-	-	-	-
Deferred revenue-On roll assessments	160,561	6,671	-	-	167,232
Due to debt service fund - series 2013	1,632	-	-	-	1,632
Other payables	-	-	-	-	-
Rental deposits	4,714	-	-	-	4,714
JSAPP deposit	-	-	-	-	-
Total liabilities	<u>253,490</u>	<u>6,671</u>	<u>-</u>	<u>-</u>	<u>260,161</u>
FUND BALANCES					
Nonspendable	30,126	-	-	-	30,126
Restricted for Debt Service	-	225,974	-	28,566	254,540
Three Month Operating Reserve	501,718	-	-	-	501,718
Assigned	360,000	-	-	-	360,000
Unassigned	1,359,953	-	-	-	1,359,953
Total fund balances	<u>2,251,797</u>	<u>225,974</u>	<u>-</u>	<u>28,566</u>	<u>2,506,337</u>
Total liabilities and fund balances	<u>\$ 2,505,286</u>	<u>\$ 232,645</u>	<u>\$ -</u>	<u>\$ 28,566</u>	<u>\$ 2,766,498</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH FEBRUARY 29, 2024**

	FY 2024 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Assessment levy: net of discounts	\$ 2,478,590	\$2,230,731	\$ 2,299,346	\$ 68,615
3 Interest Revenue	43,712	18,213	9,650	(8,563)
4 Miscellaneous Revenue	-	-	20,458	20,458
5 Transfer of cash from closed debt service accounts	28,556	-	-	-
6 Total revenues	<u>2,550,858</u>	<u>2,248,944</u>	<u>2,329,455</u>	<u>80,511</u>
7 EXPENDITURES				
8 Professional & admin				
9 Engineering	15,000	6,250	213	6,038
10 Insurance: general liability & public officials	40,500	40,500	51,459	(10,959)
11 Postage	2,000	833	429	404
12 Supervisors	12,000	5,000	3,000	2,000
13 Payroll taxes - FICA	1,225	510	280	231
14 Payroll services	600	250	880	(630)
15 District management	70,000	29,167	29,272	(105)
16 Office supplies	-	-	-	-
17 Trustee	7,750	3,229	1,482	1,748
18 Bank fees	1,500	625	241	384
19 Dues & licenses	175	175	175	-
20 Tax collector	103,275	43,031	29	43,002
21 Legal advertising and Sunshine Board	1,500	625	3,523	(2,898)
22 Insurance: worker's compensation	5,500	5,500	3,799	1,701
23 Legal - general counsel	15,000	6,250	9,805	(3,555)
24 Assessment roll preparation	-	-	-	-
25 Bond amortization schedule fee	-	-	-	-
26 Disclosure report	-	-	-	-
27 Audit	6,400	2,667	-	2,667
28 Arbitrage rebate calculation	2,500	1,042	-	1,042
29 Credit card discount	200	83	-	83
30 Contingencies	2,000	833	-	833
31 COI	-	-	-	-
32 Total Administrative	<u>287,125</u>	<u>146,571</u>	<u>104,585</u>	<u>41,986</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH FEBRUARY 29, 2024**

	FY 2024 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
33 Field Operations				
34 Utilities				
35 ADA website compliance	210	210	210	-
36 Streetlights	241,863	100,776	102,890	(2,114)
37 Electricity	82,593	34,414	36,661	(2,247)
38 Water, sewer & irrigation	24,975	10,406	11,664	(1,258)
39 Solid waste removal	9,439	3,933	3,831	102
40 Sewer lift stations	5,032	2,097	3,650	(1,553)
41 Communication	33,896	14,123	14,608	(485)
42 Website	705	294	-	294
43 Propane	400	167	-	167
44 Total Utilities	<u>399,113</u>	<u>166,420</u>	<u>173,514</u>	<u>(7,094)</u>
45 Security operations				-
46 Rover Service - 8 hour service - 7 days a week	90,854	37,856	38,973	(1,117)
47 Security staffing contract services	347,923	144,968	147,812	(2,844)
48 Contractual virtual guard	59,000	24,583	27,534	(2,950)
49 Off-duty policing	16,000	6,667	3,942	2,725
50 Total Utilities	<u>513,777</u>	<u>214,074</u>	<u>218,260</u>	<u>(4,186)</u>
51 Field office administration				
52 Field Manager	67,295	28,040	30,083	(2,044)
53 Assistant Field Manager	6,515	2,715	2,059	656
54 Office administrator	62,595	26,081	30,409	(4,328)
55 Payroll taxes	15,000	6,250	5,284	966
56 Pool & beach club attendants	26,000	10,833	5,634	5,199
57 Guard office supplies	1,500	625	317	308
58 Seasonal decorations	60,000	58,950	58,950	-
59 Beach club office equipment	4,500	1,875	1,537	338
60 Beach club office supplies	4,500	1,875	2,425	(550)
61 Beach club gym supplies	18,100	7,542	3,710	3,831
62 Community events supplies	14,272	5,947	12,639	(6,692)
63 Guard office equipment	1,000	417	-	417
64 Miscellaneous field expense-reserve study	7,340	3,058	-	3,058
65 Total Field office administration	<u>288,617</u>	<u>154,207</u>	<u>153,049</u>	<u>1,158</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH FEBRUARY 29, 2024**

	FY 2024 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
66 Landscape Maintenance				
67 Lake & pond maintenance	55,640	23,183	19,924	3,260
68 Well maintenance - irrigation	3,000	1,250	1,255	1,000
69 Landscape review contract	3,000	3,000	3,000	-
70 Landscaping	343,885	143,285	144,002	(716)
71 Annuals & seasonal plant installation	7,500	1,960	1,960	-
72 Tree removal, replacement and maintenance	20,000	20,000	21,050	(1,050)
73 Irrigation - maintenance	7,500	3,125	1,011	2,114
74 Mulch	50,000	20,833	18,870	1,963
75 Beach sand	6,000	2,500	-	2,500
76 Plant replacement	15,000	6,250	-	6,250
77 Sod replacement	5,000	2,083	-	2,083
78 Total Landscape maintenace	<u>516,525</u>	<u>227,471</u>	<u>211,072</u>	<u>17,404</u>
79 Facilities maintenance				
80 Recreation equipment maintenance & repair	15,000	6,250	7,596	(1,346)
81 Building equipment maintenance & repair	15,000	6,250	2,397	3,853
82 Fountains	7,000	2,917	1,234	1,683
83 Monuments & signs	5,000	1,667	508	1,667
84 Outside maintenance	49,815	20,756	1,614	19,142
85 Cleaning	20,000	8,333	7,150	1,183
86 Pest control	1,800	750	975	(225)
87 Car and cart repairs and maintenance	6,000	2,500	1,809	691
88 Security gate maintenance & repair	5,000	2,083	675	1,409
89 Security gate maintenance & repair - Cachet	2,500	1,042	-	1,042
90 Storm water drainage	35,000	14,583	14,300	283
91 Paver, streets and sidewalk repairs, cleaning	55,000	35,000	35,000	-
92 Pressure washing	7,500	2,500	875	2,500
93 Rentals and leases	9,200	3,833	4,343	(510)
94 Capital reinvestment note 2022 repayment	154,000	64,167	7,831	56,335
95 Total Facilities maintenace	<u>387,815</u>	<u>172,631</u>	<u>86,306</u>	<u>87,708</u>
96 Facilities maintenance (pool)				
97 Pool maintenance	21,000	8,750	8,625	125
98 Pool repairs	7,000	2,917	3,192	(275)
99 Pool heater utilities	8,000	3,333	442	2,892
100 Pool permit	575	240	-	240
101 Total Facilities maintenace (pool)	<u>36,575</u>	<u>15,240</u>	<u>12,259</u>	<u>2,981</u>
102 Total Field operations	<u>2,142,422</u>	<u>950,042</u>	<u>854,459</u>	<u>97,971</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH FEBRUARY 29, 2024**

	<u>FY 2024 ADOPTED BUDGET</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE FAV (UNFAV)</u>
103 Infrastructure reinvestment				
104 Capital improvement program				
105 Capital outlay	-	-	-	-
106 Total Infrastructure reinvestment	-	-	-	-
107 Total expenditures	<u>2,429,547</u>	<u>1,096,613</u>	<u>959,044</u>	<u>139,957</u>
108 Increase in fund balance				
109 Increase in fund balance - Weir project	53,784	-	-	-
110 Increase in fund balance - Operating capital	<u>67,527</u>	-	-	-
111 Total Infrastructure reinvestment	<u>121,311</u>	-	-	-
112 Excess/(deficiency) of revenues over/(under) expenditures	-	<u>1,152,332</u>	<u>1,370,411</u>	<u>220,467</u>
113 Fund balance - beginning (unaudited)	<u>1,004,835</u>	<u>1,004,835</u>	<u>881,386</u>	<u>(123,449)</u>
114 Fund balance - ending	<u>\$ 1,004,835</u>	<u>\$ 2,157,167</u>	<u>\$ 2,251,796</u>	<u>\$ 94,630</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2013
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH FEBRUARY 29, 2024**

	FY 2024 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy: net of discounts	\$ 104,009	\$ 93,608	\$ 95,171	\$ 1,563
Interest	-	-	3,081	3,081
Bond close out transfer in	-	-	3,296	3,296
Total revenues	<u>104,009</u>	<u>93,608</u>	<u>101,548</u>	<u>7,940</u>
EXPENDITURES				
Debt Service				
Principal	30,000	25,000	25,000	-
Principal prepayment	-	-	-	-
Interest	69,675	28,731	28,731	-
Total debt service	<u>99,675</u>	<u>53,731</u>	<u>53,731</u>	<u>-</u>
Other fees & charges				
Tax collector	4,334	1,806	-	1,806
Total other fees & charges	<u>4,334</u>	<u>1,806</u>	<u>-</u>	<u>1,806</u>
Total expenditures	<u>104,009</u>	<u>55,537</u>	<u>53,731</u>	<u>1,806</u>
Excess/(deficiency) of revenues	<u>-</u>	<u>38,071</u>	<u>47,816</u>	<u>9,745</u>
Fund balance - beginning (unaudited)	167,795	167,795	178,157	10,362
Fund balance - ending	<u>\$ 167,795</u>	<u>\$ 205,866</u>	<u>\$ 225,973</u>	<u>\$ 20,107</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2013 A1
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH FEBRUARY 29, 2024**

	FY 2023 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy: net of discounts	\$ -	\$ -	\$ -	\$ -
Interest	-	-	27	27
Total revenues	<u>-</u>	<u>-</u>	<u>27</u>	<u>27</u>
EXPENDITURES				
Debt Service				
Principal	-	-	-	-
Principal prepayment	-	-	-	-
Interest	-	-	-	-
Total debt service	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other fees & charges				
Tax collector	-	-	-	-
Bond close out transfer out	-	-	3,299	(3,299)
Total other fees & charges	<u>-</u>	<u>-</u>	<u>3,299</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>3,299</u>	<u>(3,299)</u>
Excess/(deficiency) of revenues over/(under)	<u>-</u>	<u>-</u>	<u>(3,272)</u>	<u>(3,272)</u>
Fund balance - beginning (unaudited)	37,624	37,624	3,272	(34,352)
Fund balance - ending	<u>\$ 37,625</u>	<u>\$ 37,624</u>	<u>\$ (0)</u>	<u>\$ (37,624)</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2017 NOTE
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH FEBRUARY 29, 2024**

	YTD ACTUAL
REVENUES	
Interest and miscellaneous income	\$ 1
Total revenues	1
EXPENDITURES	
Debt Service	
Total debt service	-
Excess/(deficiency) of revenues over/(under) expenditures	1
Fund balance - beginning (unaudited)	28,565
Fund balance - ending	\$ 28,566

Cory Lakes
Operating Account - Bank Reconciliation
February 29, 2024

		<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$	566,130.41
Plus: Deposits In Transit		-
Less: Outstanding Checks		(94,894.13)
Less: Restricted cash in operating account		
		<hr/>
<i>Adjusted Bank Balance</i>	\$	471,236.28
		<hr/> <hr/>
<i>Beginning Balance Per Books</i>	\$	22,147.66
Cash Deposits & Credits		795,696.00
Cash Disbursements & Transfers		(346,607.38)
		<hr/>
<i>Balance Per Books</i>	\$	471,236.28
		<hr/> <hr/>

Cory Lakes

Community Development District

EXHIBIT

2

AGENDA

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Insurance: general liability & public officials	40,500	40,500	51,459	(10,959)	Direct amount billed from insurance
Legal advertising and Sunshine Board	1,500	625	3,523	(2,898)	Direct amount billed for legal advertising
Sewer lift stations	5,032	2,097	3,650	(1,553)	Replaced header system -\$2800
Payroll services	600	250	880	(630)	ADP is billing \$172 per month. This is in excess of budget
Community events supplies	14,272	5,947	12,639	(6,692)	\$10,530 to a Party 2 Remember
Beach club office supplies	4,500	1,875	2,425	(550)	multiple expenses for office supplies-mostly HD Supply
Rentals and leases	9,200	3,833	4,448	(615)	Amount billed from Navita
Legal - general counsel	15000	6,250	9,805	(3,555)	Direct amount billed legal services
Streetlights	241863	100,776	102,890	(2,114)	Direct amount billed from TECO for streetlights
Electricity	82593	34,414	36,661	(2,247)	Direct amount billed from TECO for electricity
Water, sewer & irrigation	24975	10,406	11,664	(1,258)	Direct amount billed from City of Tampa Utilities
Field Manager	67295	28,040	30,083	(2,044)	over budget by amount of stipends
Office administrator	62595	26,081	30,409	(4,328)	average bi-weekly payroll is \$2722 at 26 pay periods is \$70,772. In addition there is \$500 per month stipends
Rentals and leases	9200	3,833	4,448	(615)	Direct amount billed by Navita
Rover Service - 8 hour service - 7 days a week	90,854	37,856	38,973	(1,117)	Direct amount billed for patrol
Security staffing contract services	347,923	144,968	147,812	(2,844)	300 barcodes purchased for \$2134
Contractual virtual guard	59,000	24,583	27,534	(2,950)	Direct amount billed by vendor-quarterly invoices are expensed monthly
Tree removal, replacement and maintenance	20,000	20,000	21,050	(1,050)	There were a couple small invoices that totaled \$1050 for removing trees
Communication	33,896	14,123	14,608	(485)	Direct amount billed for internet

Cory Lakes

Community Development District

EXHIBIT

3

AGENDA

CORY LAKE ISLES COMMUNITY DEVELOPMENT DISTRICT

NON-EXCLUSIVE 2--HOUR BEACH CLUB USAGE AGREEMENT

This agreement for use of the CLI Beach Club for up to 2 hours at no charge is made between the Cory Lake Isles ([CLI](#)) Community Development District hereinafter referred to as the "District" and the Cory Lake Isles resident named below ("~~Renter~~[Resident](#)") effective as of the date the District staff member signs this Agreement.

Name _____ Phone _____

Address _____ Email _____

Date of event _____ Start & end time of event _____

Type of Event _____

_____ Check here ~~is-if~~ physical activity will occur during the event (dancing, yoga, exercise, etc.).

Terms & Conditions:

1. The ~~Renter~~[Resident](#) will be responsible for all [of their invited](#) guests at all times [while they are on CLI property](#).
2. If a fee is to be paid by those in attendance for a class of any kind, the full CDD [Board](#) must approve access to the Beach Club, a [COI](#), and background check of the instructor may also be required.
3. The ~~Renter~~[Resident](#) must remain on the property [\(or in the facility\)](#) during the entire event.
4. The Beach Club must be restored to its original layout, all trash must be removed after the event, all folding tables and chairs must be restored to their racks.
5. The ~~Renter~~[Resident](#) assumes all risks to persons [they invited](#) or property [therein](#), including theft, that may be sustained in or about the Beach Club in connection with their use of the Beach Club.
6. A valid certificate of insurance ([COI](#)) must be on file for all vendors within 10 days prior to the event. Failure to provide a COI will result in the vendor being turned away at the time of the event.
7. No district property shall be removed from the Beach Club.
- ~~8.~~ [The Beach Club must remain open for use by the other residents of Cory Lake Isles during the event.](#)
- ~~9.~~ [The District staff will determine if more than one non-exclusive use is scheduled during the time requested by the Resident. If the resident wants exclusive use, they should fill out the Beach Club Exclusive Use Rental Agreement and pay the required fees.](#)
- ~~8-10.~~ [Alcohol use on CLI property is restricted by law and the Cory Lake Isles Policies, Rules, and/or Procedures.](#)
- ~~9.~~ [The District staff will determine if more than one free rental is scheduled during the time requested by the Renter. If the renter wants exclusive use, they should fill out the Beach Club Rental agreement and pay the required fees.](#)
- ~~10.~~ The Beach Club is available for use up to two (2) total hours, including set up and post-event clean up, between the hours of [9_a.m.](#) to [8_p.m.](#) daily.

The ~~RenterResident certified~~ certifies that ~~he/she/they are-is~~ at least 21 years of age and has read and understands the terms and conditions of this agreement. If this agreement is entered into on behalf of an organization or group, the undersigned ~~certifies~~ certifies that ~~he/she-is/they are~~ authorized to sign this agreement on behalf of the organization or group, and to assume financial responsibility for damages ~~the for~~ the violation of Beach Club rules.

RenterResident signature _____

_____Date _____

District Staff signature _____

Date _____

Cory Lakes

Community Development District

EXHIBIT

4

AGENDA



Cory Lakes Community Development District Rules and Regulations

Revised March 2024_
[\(LK EDITS WITH
SUPERVISORS' INPUT\)](#)

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DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECURITY BAR CODE SCHEDULE OF RATES, FEES, AND CHARGES

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

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

- ~~1.—Any patron that hits the barcode gate will be assessed the cost of repair. (CM) That patron will also have their barcode disabled for 72 hours. To enter the community that patron will have to use the visitors' gate.~~
 - ~~1. _____~~
 - ~~2.—(CM) Any patron that hits the barcode gate a second time within a one (1) year period will be assessed the cost of repair. This will also result in a 14 day suspension of that patron's access to the barcode lane.~~
 - ~~3.—(CM) Any patron that hits the barcode gate a third time within a one (1) year period will be assessed the cost of repair. This will also result in a 30 day suspension of that patron's access to the barcode lane.~~
 - ~~4.—(CM) Any additional incidents after the third will be assessed the cost of damages and result in a 60 day suspension of their barcode.~~
- ~~5-2.~~ For purposes of barcode gate repairs, the "cost of repair" consists of, but is not limited to, service calls, emergency service call fees, parts, labor and administrative costs.

ANNUAL USER FEE STRUCTURE

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

FACILITY ACCESS

Facility Access will be issued to all patrons; which includes all children fourteen (14) years of age and older. [\(CM asks if we can raise age to 16?\)](#) There is a \$10.00 charge to reissue access [\(CM asked for clarification – would this need to be done in cases of suspension? If there is a fault in system, should residents still have to pay?\)](#). All patrons will be required to execute an amenity facilities registration form prior to receiving their access. Proof of patron status (owner, renter or non-resident member) will be required for facility access.

GUEST POLICY

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

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

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

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

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

INDEMNIFICATION

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

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

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

SUSPENSION AND TERMINATION OF ADULT PRIVILEGES

1. Privileges at any of the District Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
 - a. Submits false information on the application for access.
 - b. Permits unauthorized use of any access.
 - c. Exhibits unsatisfactory behavior or appearance. [\(CM suggests elaboration on "appearance"?\)](#)
 - d. Fails to abide by the Rules and Policies established for the use of facilities.
 - e. Treats the ~~personnel or employees~~ [personnel, employees, and/or Security Staff](#) of the ~~facilities~~ [CDD](#) in an unreasonable or abusive manner. Examples include, but are not limited to, the use of profanity, verbal, and physical assault.
 - f. [Engages in conduct that is improper or likely to endanger the welfare, safety, or reputation of the facility, staff, and/or other residents/guests.](#)
 - g. [Intentionally violates any District rule, regulation, and/or policy.](#)
 - f. ~~Damages and/or steals district property.~~
2. District [Security](#) Staff may at any time remove or deny access to any Patron from any or all District Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's facilities from damage.
3. The District shall follow the process below in regards to Suspension or Termination of an Adult Patron's privileges:
 - a. *First Offense*- A First Offense Violation will result in written notice and explanation of the violation being given to Patron and a copy of such notice being filed in the District Manager's Office.
 - b. *Second Offense* - A Second Offense Violation will result in an automatic suspension of all amenity facility privileges for thirty (30) days. Written notice and explanation will be given to Patron, and a copy of such notice will be filed in the District Manager Office.
 - c. *Third Offense* - A Third Offense Violation will result in a suspension of all District Facility privileges until the next Board of Supervisors' Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of Patron's privileges for one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Patron as to the Board of Supervisors' decision.
4. If at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all District Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.
5. Utilizing any of the District Facilities during the suspension period will be considered trespassing, and law enforcement will be contacted. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person 's access will result in the suspension of that Patron's privileges for a period of fifteen (15) days.
6. Suspension Effective Date:
 - a. The Effective Date for District Facility privilege suspension will be from the date of the written notice of suspension.
 - b. Weekdays (Monday- Friday) and Weekends (Saturday -Sunday) will be calculated toward the total number of suspension days.
 - c. The Effective Date for the District Facility privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

7) Appeal Process -Adult Patrons

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

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

SUSPENSION AND TERMINATION OF MINOR PRIVILEGES

1. At the discretion of District Facilities Staff and/or the Board of Supervisors, Minors (*children under the age of eighteen* (18)) and/or their guests who violate the rules and policies may result in the expulsion of all be expelled from all District Facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child/children, the prohibited act committed and the date. This report will be kept on file at the Facility Manager's Office.
2. Any Minor/Guest who is expelled from the District Facilities three (3) times in a one-yearone-year period, shall have their District Facilities privileges suspended for one (1) calendar year from the date of the third offense.
3. Notwithstanding the foregoing, at any time a Minor/Guest is arrested for an act committed, or allegedly committed, while at any District Facility, that minorMinor/Guest shall have all District Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Minor's/Guest's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to the known minor's guardian(s) as to the Board of Supervisors decision.
4. Utilizing the District Facilities during the suspension period will be considered trespassing and law enforcement will be contacted. Furthermore, attendance as a Guest will also be prohibited during such time. Attempts made to gain access to the District Facilities using another person's access will result in the suspension of that Patron's privileges for a period of fifteen (15) days.
5. **Suspension Effective Date**
 - a. The Effective Date for District Facility privilege suspension will be from the date of the written notice of suspension.
 - b. Weekdays (Monday - Friday) and Weekends (Saturday - Sundays) will be calculated toward the total number of suspension days.
 - c. The Effective Date for the District Facility privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
6. **Appeal Process - Minor Patrons**
 - a. Any Minor or guardian,guardian has the right to dispute and request an appeal to the District's Board of Supervisors.
 - b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
 - c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
 - d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior

to the next regularly scheduled District ~~meeting~~meeting, or such appeal will be heard at the next subsequent scheduled District meeting.

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

GENERAL FACILITY PROVISIONS

Cory Lakes' common areas and District Facilities are for the exclusive use of Cory Lake Isles Patrons and their guests. The cost to maintain the common areas and District Facilities and to replace equipment, furnishings and fixtures is charged to the owners on an equal basis as part of the annual assessment.

The common areas and District Facilities are available for use for activities organized by the CDD, POA, and for gatherings by individual Patrons and his/her guests. Patrons with outstanding assessment debt will not be permitted to use the facilities until the assessment has been paid in full.

The following is a [brief](#) summary of Cory Lake rules pertaining to the use of all community district facilities and playgrounds:

- 1) Community playgrounds, waterways, boating amenities and all other recreational facilities are open to Cory Lake Patrons and their accompanied guests.
- 2) Community playground, park facilities and beach area are open daily from sunrise to sunset, except for pre- approved activities. Lighted outdoor sports facilities (tennis, basketball, hockey rink) will remain open for use until 10:00 p.m. All facility lighting will be turned off no later than 10:30 p.m.
- 3) Except for pre-approved activities, any loitering or parking at the community playground, beach club, beach area, or sports facilities outside of posted operating hours is strictly prohibited.
- 4) All motorized vehicles (such as cars, trucks, motorcycles, mopeds, go carts, remote control vehicles, scooters) are not to be operated at park facilities except on streets, parking lots, and other posted areas, unless special permission is granted.
- 5) Bicycles, skateboards, roller-skates, and rollerblades are not to be utilized on the tennis or basketball courts at any time.
- 6) Destruction, removal or defacing of park equipment, structures, CDD Property or surrounding wildlife areas is strictly prohibited. Any person found or seen causing destruction to the facilities will be suspended from the facility and compensatory reimbursement costs will be levied.
- 7) Smoking is not permitted anywhere in the District Facilities. Smoking while within the children's playground or pocket parks area is strictly prohibited. Smoking at the beach area is also prohibited, including all pavilions and picnic table areas.
- 8) No [persons person](#) under the age of 21 shall possess or consume alcohol on CDD property. Any person who is suspected of being intoxicated or under the influence of drugs while on CDD property shall be denied admission and/or be removed by law enforcement.
- 9) No person shall use threatening, abusive, [insultinginsulting](#), or indecent language, nor behave in a boisterous or disorderly manner while on district property.
- 10) No person shall create any noise at excessive [levels, or levels or](#) use amplified sound or music without prior written permission from the CDD Board or its designated committee while on district property.
- 11) All trash and waste must be deposited in receptacles. Food and perishable items are not to be left in common areas or in the community lake.
- 12) No fireworks of any kind are allowed on CDD property.
- 13) Except for licensed individuals, the use of firearms, or other projectiles of any kind shall be strictly prohibited on CDD property.

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

ENFORCEMENT

District staff will be responsible for enforcing these rules.

Residents are encouraged to notify community security at (813) 986-0030 to report violations of community rules.

Written and verbal warnings may be given to anyone who violates any of these rules.

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

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

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

GENERAL DISTRICT FACILITY USAGE POLICY

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

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

Violation of the District's Policies and/or misuse or destruction of amenity Facility equipment may result in suspension or termination of Amenity Facility privileges with respect to the offending patron or guest. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.

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

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

BEACH CLUB FACILITY RENTAL POLICIES

Patrons only may reserve and rent the Beach Club for private events. The facility is available for private rental, and reservations may not be made more than six (6) months prior to the event. Patrons interested in renting should contact the CDD main office regarding the anticipated date and time of the event to determine availability. Please note that rentals are unavailable for private events on the following holidays:

New Year's Day	Good Friday	Memorial Day
	Labor Day	Thanksgiving
Fourth of July	Christmas Day	New Year's Eve
Christmas Eve	Easter Sunday	

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

- 1) **Reservations:** Patrons interested in reserving the Beach Club must submit to the CDD Main Office a completed Facility Rental Agreement. At the time of approval, all fees associated with the rental MUST be submitted to the CDD Main Office in order to reserve the Beach Club. One payment should be in the amount of Five Hundred Dollars (\$500) as a security Deposit.
All checks and money orders are to be made payable to **CORY LAKE CDD**. The Cory Lakes CDD Office Administrator and/or Facilities Manager, at their sole discretion, has the authority to deny a rental request. Denial of a request may be appealed to the District's Board of Supervisors at the next available board meeting. Reservation for charity events

must be made at least thirty (30) days in advance of the event and are contingent on approval by the Board of Supervisors of the District.

- 2) **Cancellation Policy:** Cancellation of the reservation less than thirty (30) days from Facility use date will result in a forfeiture of one half (1/2) of the rental fee.
- 3) **Available Facilities and Capacity:** The Beach Club is available for private rental for up to six (6) hours total. INCLUDING SET UP AND POST-EVENT CLEAN UP, between the hours of 10am and 11pm when no other CDD/POA events are scheduled.

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

- 4) **Staffing:** One (1) staff person is required to work during the six (6) hour facility usage. Should alcohol be added to the facility usage an additional staff person is required. An additional one hundred-dollar (\$100) usage fee will be added to the total amount owed when two (2) attendants are required.
- 5) **Deposit:** As stated previously, a deposit in the amount of Five Hundred Dollars (\$500) is required at the time the use is approved. To receive a refund of the deposit, the following MUST be completed.

- a. The patron doing the renting must be present for the entire duration of the rental.
- b. All trash and garbage must be removed and placed inside the dumpster.
- c. All displays, favors or remnants of the event must be removed.
- d. All of the furniture and other items must be returned to their original position.
- e. There must be no damage to the Beach Club and its property.
- f. Six (6) hour usage must not be violated. If the event exceeds the scheduled time limit by more than one half (1/2) hour, the entire deposit, at the discretion of the Board, will be forfeited to cover the additional staff time. The six-hour usage INCLUDES POST CLEAN-UP.
- g. Attendant must verify that above conditions have been met.

6) **General Policies:**

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

Event Cancellation and Closure
Access Restrictions
Parking Enforcement and Towing

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

- b. All doors must remain closed at all times, except when patrons and guests are entering or exiting the building.
- c. The volume of live or recorded music must not violate applicable city of Tampa Noise Ordinances. Anyone standing in the driveway at the end of the canopy entrance should not be able to hear the music or other noise from the event.
- d. Usage fees and deposit fees may be adjusted at the discretion of the Board of Supervisors.
- e. Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case by case basis to be reviewed by the Board of Supervisors. The District is to be named on these policies as an additional insured party.

POOL PARTY RESERVATION POLICIES

1. **Pool Party rental fee is fifty dollars (\$50) for up to a 4-hour rental, this includes set up and clean-up of the area.**
2. It is the responsibility of the resident to ensure that participating pool guests adhere to all pool and slide rules.
3. The resident is responsible for ALL guests knowing and following the rules. Any persistent violation of the rules will result in the loss of the security deposit.
4. The designated area to be reserved, consists of only the 4 tables under the roof overhang, and may be rented for no longer than 4 hours; **this includes set-up and cleanup time.**
5. For any hired vendor (caterer, entertainer, etc.) a valid certificate of Insurance (COI) must be on file with the CDD office naming Cory Lake CDD additional insure and Cory Lakes CDD as certificate holder. (**See staff for COI example)
6. **ABSOLUTELY no bounce house on ANY CDD property—NO EXCEPTIONS.**
7. Functions may be cancelled due to bad weather or pool malfunctions. The pool staff will give as much advanced notice as possible.
8. Food and non-alcoholic beverages may be brought into the reserved area only for the event. **There is absolutely no smoking, NO alcohol or glass of any kind inside the pool gates! This includes serving dishes, cupcake or cake stands, dips in glass jars (i.e. salsa). PARTY WILL BE SHUT DOWN AND ESCORTED OFF PREMISES FOR ANY ALCOHOL OBSERVED.**
9. All pool activity is monitored with video cameras.
10. It is the responsibility of the resident to **clean the area** and remove ALL trash from the cans and dispose of in dumpster. If trash is not removed and area not cleaned, security deposit will be forfeited.
11. There is a maximum of 40 guests (residents and guests) per party.
12. All children **MUST BE SUPERVISED.**
13. Table top decorations only (NO BALLOONS, CONFETTI OR SIGNS TAPED TO WALL/CANVAS PICTURE).

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

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

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

GENERAL RULES FOR SWIMMING POOL AND WATER SLIDE

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

Hours:

January through December Opens at Dawn Closes at Dusk

- 1) Residents agree to abide by all rules and regulations as set by the district. Residents acknowledges that this agreement may be terminated by the district without notice if resident violates the rules and regulations.
- 2) The district may change its hours of operation without notice.
- 3) Resident agrees to pay for any and all damages, losses and thefts caused by his or her use, the use of the resident's family and the use of the resident's
- 4) This facility will be videotaped for security and safety purposes.
- 5) All Patrons must use their assigned Facility Access issued to them upon entering the pool area.
- 6) Children under fourteen (14) years of age must be accompanied by a Parent or Adult Patron at all times for usage of the pool facility.
- 7) Radios, tape players, CD players, MP3 players, televisions and the like are not permitted unless they are personal units equipped with headphones.
- 8) Swimming is permitted only during designated hours, as posted at the pool. Patrons and Guests swim at your own risk.
- 9) Glass containers are not permitted in the pool area.
- 10) Alcoholic beverages are not permitted in the pool area, except for District authorized events.
- 11) No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.

- 12) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
- 13) Diving is strictly prohibited.
- 14) Any person swimming during non-posted swimming hours will be suspended from using the facility for a period of 30 days.
- 15) No One shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening of the pool.
- 16) Pool entrances must be kept clear at all times.
- 17) No swinging on ladders, fences, or railings is allowed.
- 18) Pool furniture and accessories are not to be removed from the pool area.
- 19) Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- 20) Pets, (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted to be used or operated on the pool deck area inside the pool gates at any time.
- 21) The District Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc. conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Property Owner's Association Sponsored Events.
- 22) Patrons and Guests use the slide at your own risk.
- 23) One person at a time may go down the slide. Failure to abide by this policy will result in expulsion from the pool for the day.
- 24) ABSOLUTELY NO STOPPING ON THE SLIDE
- 25) NO RUNNING ON THE SLIDE DECK OR RAMP.
- 26) CLIMBING ON ROCKS IS NOT PERMITTED.
- 27) For Safety reasons, pregnant women and persons with health condition or back problems should not use the water slide.
- 28) Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.
- 29) All patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.
- 30) Failure to follow slide procedures will result in loss of patron's slide privileges for one (1) day, no exceptions.
- 31) Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.
- 32) Residents and guests must wear proper swimming attire. No cut off jeans or street apparel can be worn to swim.
- 33) Continued violations of the pool rules and regulations can result in the permanent expulsion from the pool.

WATER SLIDE PROCEDURES

1. Patrons and Guests use the slide at your own risk.
2. One person at a time may go down the slide. Failure to abide by this policy will result in expulsion from the pool for the day.
3. Absolutely NO stopping on the slide.
4. No running on slide deck or ramp.
5. Climbing on rocks is not permitted.
6. For safety reasons, pregnant women and persons with health conditions or back problems should not use the water slide.
7. Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.
8. All Patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.
9. Failure to follow slide procedures will result in loss of Patron's slide privileges for one (1) day. Should subsequent attempts be made to utilize the slide during suspension of such privilege, patron will be suspended from the facility for a period of one (1) day.

FECES POLICY FOR SWIMMING POOL

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

ADA CHAIR LIFT USAGE POLICY

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

AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY

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

FITNESS CENTER POLICIES

1. All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard or violation of the District's policies and rules and misuse or destruction of the Fitness Center equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.
2. Please note the Fitness Center is an unattended facility. Persons using the facility represent that they are physically able to use the exercise equipment and do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Center are advised to consult with a physician prior to commencing any exercise program.
3. **Hours:** The Fitness Center is open for use by Patrons twenty-four (24) hours per day. The Fitness Center hours of operation may be changed without notice.
4. **Emergencies:** Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Facilities Manager at (813) 986-1031.
5. **Eligible Users:** Only Patrons and Guests - age fourteen (14) or older are allowed to use the Fitness Center. Members and their Guests must consent to the following:
 - a. Seventeen (17) years old or less must be accompanied by a parent/guardian between the hours of 10:00p.m and 5:00 a.m. No exceptions.
 - b. Under Fourteen (14) years must have a consent form signed by a parent/guardian prior to gym use and must be accompanied by a parent/guardian in the Fitness Center.
 - c. Fifteen (15) to Seventeen (17) years old must have a consent form signed by a parent/guardian prior to gym use.
 - d. Eighteen (18) years old and more must sign a consent form prior to gym use.
6. **Guest Policy:** Patrons may bring a trainer to the Fitness Center for personal training sessions only. House Guests are allowed usage of the Fitness Center if accompanied by the Patron. House Guests are required to register with the Facilities Office for access to the gym without having to be accompanied by the Patron.
7. **Food and Beverage:** Food (including chewing gum) is not permitted within the Fitness Center. Water is permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids and in containers provided by the facility. Alcoholic beverages are not permitted.

8. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, tank tops, leotards, athletic shorts (no jeans), and/or sweat suits. No swimsuits are permitted.
9. General Policies:
 - a. Each individual is responsible for wiping off fitness equipment after use.
 - b. Hand chalk is not permitted to be used in the Fitness Center.
 - c. Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
 - d. Weights or other fitness equipment may not be removed from the Fitness Center for any reason.
 - e. Use of cardiovascular equipment should be limited to thirty (30) minutes when someone is waiting.
 - f. Step aside between multiple sets on weight equipment if other persons are waiting.
 - g. Restack weights after usage.
 - h. Replace weights to their proper location after use.
 - i. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
 - j. Any fitness program operated, established, and run by Staff may have priority over other users of the Fitness Center.
 - k. Smokeless tobacco products are not permitted anywhere in the Fitness Center.
 - l. Loud, profane or abusive language is prohibited.
 - m. Disregard to any fitness center rule will result in expulsion from the Fitness Center and/or loss of Fitness Center privileges.
 - n. All broken equipment should immediately be reported to the District Staff.
 - o. The District Staff reserves the right to discontinue any programs or activities due to concerns with safety and other conflicts with the operation of the Beach Club.
 - p. Each individual is responsible for removing the weight plates that he or she has used on the plate-loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
 - q. Weight plates are not to be attached to weight stacks on the machines.
 - r. Benches and machines are not to be stepped on.
 - s. Dumbbells, weight plates, and barbells shall not be placed on the benches.
10. The user shall pay for any and all damages caused by his or her careless or improper use of the equipment or facilities.
11. The District uses several avenues in which to provide security to protect its assets, including but not limited to video surveillance.
12. As the Fitness Center and its equipment are an asset of the District, the following guidelines will be used to make decisions on all penalties and enforcements:

Security Video Review:

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

Infringement penalties up to and including:

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

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

RULES FOR TENNIS COURTS

1. Tennis Courts are for use of CLI resident, dependents living with a member and their *guests only. *the member must accompany the guest/s to use the tennis court.
2. No prior reservation is required to use the tennis courts. They are available on a first come first served basis. Use of tennis court is limited to one hour when other players are waiting.
3. Players must place trash and debris in the trash receptacles provided at the court entrances.
4. No food, glass bottles, cans or breakable items permitted inside the enclosure.
5. Tennis courts are for the play of tennis only. Pets, roller blades, bicycles, skateboards, scooters (etc.) and other activities are not permitted inside the enclosures.
6. Gates must be closed at all time during play and upon leaving the courts.
7. Do not prop the gate open with any other material leaving the court unsecured.
8. There is no restroom inside enclosure or outside courts area. Use the restrooms inside the clubhouse.
9. Children twelve (12) years of age and younger must be accompanied by parents or adult guardian.
10. Tennis courts are the property of Cory Lake Isles and managed by the CDD. The CDD staff inside the Club House shall address any conflicts.
11. Safety is the primary concern to the CDD and its members. The CDD assumes no responsibility for any accidents or injury in connection with use of the courts or for any loss or damage to personal property.
12. The tennis courts hours of use are dawn to 10:30PM.
13. No more than 4 players are permitted on the court.
14. Smoking and intoxicants are strictly prohibited on the courts. Intoxicated persons are prohibited on the courts.
15. Use of radio, television, or similar devices permitted only when used with headphones.
16. Use of profane or abusive language is prohibited.
17. Only shoes designed specifically for playing tennis are permitted on the courts. Proper attire should be worn while playing tennis. Shirt must be worn at all times.
18. Court lights should be turned off at the conclusion of the play and before leaving the courts. Please report all court hazards and/or damage to the CDD staff for repairs.
19. Outside Trainers
 - a. Only CDD approved instructors are allowed to use the courts are only allowed training of residents and members of Cory Lake isles.
 - b. Training tennis players from outside of Cory Lake Isles is strictly prohibited.
 - c. Trainer/s are required to use the original courts for instructional purposes. Court #1 in the original courts enclosure will be the primary training court. If more than one trainer is on the courts to give lessons at the same time and members are not using court #2, a trainer can use that court. Trainer must vacate court #2 when a resident/member player is waiting.

TENNIS COURT POLICIES

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

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

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

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

3) General Policies:

- a. Court use is limited to one (1) hour when other Patrons and/or Guests are waiting. Court use limit commences upon Patron and/or Guest arrival.
- b. Usage works on a first come first serve basis, unless otherwise programmed by the District.
- c. Schedules of programs will be posted.
- d. Proper tennis shoes and attire, as determined by the staff, are required at all times while on the courts.
- e. Shirts must be worn at all times.
- f. Patrons and Guests must supply their own equipment.
- g. Beverages are permitted at the Tennis Court Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the tennis courts.
- h. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
- i. Court hazards or damage, need to be reported to the staff for repairs.
- j. The Tennis Court is for the play of tennis only. Pets and the use of roller blades, bikes, skates, skateboards and scooters and other activities are prohibited on the tennis courts.
- k. The Facility Manager reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., including Tournaments.

HEARING PROCESS

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

The party will be informed of the next regularly scheduled meeting of the District Board of Supervisors. The party will be required to attend where a hearing will be scheduled to plead their case; and the Board will make a decision on the infringement of either reinstating Fitness Center access; or placing a penalty as outlined above.

BASKETBALL AND HOCKEY COURT POLICIES

All Patrons and Guests using the Basketball and Hockey Court Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the facilities. Disregard or violation of the District's policies and rules and misuse or

destruction of facility equipment may result in the suspension or termination of facility privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment. Guests may use the Basketball and Hockey Court Facilities if accompanied by a Patron.

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

1. Hours: The Basketball and Hockey Court Facilities are available for use by Patrons during normal operating hours which are posted. These facilities may not be rented, and are available on a first come first serve basis unless otherwise programmed by the District.
2. Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the Facility Manager at (813) 986-1031.
3. Proper Attire: Proper basketball or athletic shoes and attire are required at all times while on the courts. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants.

General Policies:

- a. The Basketball and Hockey Court Facilities are for the play of Basketball, Hockey and Soccer.
- b. Pets, bikes, skateboards, and scooters are prohibited to be used at the facility. Roller blades may be used at the hockey court only.
- c. Beverages are permitted at the Basketball and Hockey Court Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the basketball or hockey courts.
- d. Alcoholic beverages are not permitted on the Basketball or Hockey Courts.
- e. The Basketball and Hockey Courts are available on a first come, first serve basis. It is recommended that persons desiring to use the Basketball or Hockey Court check with the District Staff to verify availability in case they are reserved for programs or closed for maintenance. Use of the Basketball or Hockey Court is limited to one (1) hour when others are waiting.
- f. Proper Basketball and Hockey etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- g. Persons using the Basketball or Hockey Court Facility must supply their own equipment.
- h. Courts and their surrounding areas must be cleaned up after use. Players must clean up the court after play. This includes equipment, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
- i. Usage of the Basketball or Hockey Court Facility by Guests, unless accompanied by a Patron, is strictly prohibited.

PLAYGROUND AND POCKET PARK POLICIES

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

FISHING AND POND POLICIES

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

1. Fishing is permitted only from dawn until dusk.
2. The District operates under a catch and release policy. Removal of fish for personal keep or consumption is not authorized.
3. Spear fishing or the use of Spear Guns, Bow & Arrows, and Firearms are not permitted as acceptable methods to fish.
4. Cast Netting is prohibited.

5. Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-Hookers or needle-nose pliers need to be carried by authorized users at all times.
6. Circle Hooks are recommended for all live bait fishing.
7. In events where, dangerous wildlife is "caught" by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
8. The use of traps is strictly prohibited.
9. The use of profanity or disruptive behavior will not be tolerated.
10. All trash or debris must be disposed of in the appropriate receptacles. The philosophy of "If you bring it with you, you must take it with you when you leave" is employed.
11. Fish are not to be moved from one lake or pond to another.
12. No one is allowed to introduce or stock any of the lakes or ponds.
13. Patrons and Guests will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish. Any monetary penalties or fees incurred by the District as a result of user's failure to acquire such required permits or licenses will be the liability of the individual determined to be in violation
14. General Polices:
 - a. Swimming is prohibited in all ponds on District property.
 - b. No watercrafts of any kind are allowed in any of the ponds on District property.
 - c. Parking along the right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish in the ponds walk or ride bicycles.
 - d. Continued violation of this policy will result in the immediate reporting to local law enforcement authorities.
 - e. There is a 20-foot District owned buffer surrounding each pond, residents may fish in the 20 feet buffer during the hours of dawn to dusk. Please be respectful of adjacent resident homes.
 - f. Homeowners whose lot abuts the pond are responsible for mowing, weeding and trash removal to the water's edge.

BEACH, DOCK AND BOAT RAMP POLICIES

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

COMMUNITY LAKE AND SHORELINE POLICIES

1. Only vessels belonging and registered to a Patron are permitted on the lake.
2. Use of any non--Patron vessel on Cory Lake will be deemed and considered actionable trespass.
3. All vessels must be registered with the POA prior to entering the lake and must display the issued (CL) registration.

4. All areas of the lake are "NO WAKE" except for the area inside the buoys on the ski lake.
5. Help preserve our fish population. Cory Lake is a "catch and release" lake only.
6. Navigation lights are required on any vessel operating after dusk until dawn. Travel speed during these hours shall not exceed idle speed.
7. NO ENTRY OR ACTIVITY is permitted on the conservation islands.
8. Be courteous to those using the ski lake. Always travel in a counter-clockwise direction and refrain from creating wakes interfering with any watercraft pulling a skier, wake boarder, tube or other towable.
9. Persons using the lake after 10 pm at night must be eighteen (18) years of age or older. In addition, there shall be no loitering on the lake at any time.
10. Reckless or unsafe operation of any vessel is STRICTLY PROHIBITED.
11. Any violation of the Rules and Policies concerning the operation of vessels on Cory Lake may result in the assessment of a monetary fine and/or suspension of privileges.
12. Incident reports can be directed to Cory Lake Security at 813-986-0030.

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community.

The policy statement is consistent

with the policies of other governments including Hillsborough County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies, including but not limited to, trees are left to fulfill their role in nature's process. Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Hillsborough County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas. In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

LAKE WALL AND BANK EROSION POLICY

- 1) The District acknowledges that there are several ponds and mitigation areas owned by the District within its geographical area.
- 2) Additionally, the District's easements allow the District's consultants, staff members and personnel to go onto private property surrounding such ponds, areas and canals.
- 3) All repairs, maintenance and improvements of pond slopes and retaining walls are the ultimate responsibility of the property owners and not that of the District.

PARKING RESTRICTIONS POLICY

1. The District's parking restriction policy is:
No cars are to be parked overnight on any street. No cars are to be parked on easements.
2. Illegally Parked Vehicle will be subject to:
A total of one (1) No Parking Warning provided by District's security company. Thereafter, the vehicle is subject to towing at owner's expense.

POLICY FOR RECORDS MANAGEMENT PROGRAM OF LOCAL RECORDS

- 1) The District is a special purpose local government and adheres to the Public Records Law and "the Records are open for inspection to the public during normal business hours."
- 1) The Permanent Records (whether originals or copies) are not to be removed from the District Records Office or Local Records Office to preserve the integrity of the public records, much like records housed at the county or city offices. Photographing permanent public records shall be done under the supervision of the custodian of the public records or designee thereof.
- 2) Any records of which you would like copies of must be handled by the records officer, records coordinators or designee thereof. Those individuals are the on-site administrator at the Beach Club or the District Manager.
- 3) Pricing for copies are as follows in accordance with State Statutes:
Fifteen (15) cents per letter one-sided copies
Nonstandard sizes at actual cost of duplication
Additional charge for the person making the photographs after the first 15 minutes is \$10 per hour charged in 5 minute increments.
Cost of postage and handling, as applicable.
If requested, \$1 per copy for a certified copy of each public record. Certifications are handled by the District Management Company.
Whenever possible, electronic copies will be via the District Manager's office provided the total size of the document is under 20MB, as most systems will not allow documents greater than 20MB including the text of the cover email message through the IP Servers.
Payments for copies made at the Local Records Office, the Beach Club, or the District's Records Office will be made payable to the District.
- 4) Any other questions or information request, shall be directed to the District Records Custodian at (561) 571-0010.

- 5) Meeting agenda, schedules, adopted budgets, minutes, audits and other District information is available for viewing and download on the District website at www.corylakescdd.net.

Cory Lakes

Community Development District

EXHIBIT

5

AGENDA

1 **SUMMARY OF MOTIONS MINUTES OF**

2 **02/22/24 REGULAR MEETING**

3 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development
5 District was held Thursday, February 22, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake
6 Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 ZOOM, at <https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>,
8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837
9 3143 1918, Passcode: 123456.

10 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

11 Chairman Castillo called the meeting to order at 6:00 p.m. and conducted roll call. He greeted and
12 thanked everyone for being present at the meeting.

13 Present and constituting a quorum were:

14	Jorge Castillo	Board Supervisor, Chairman
15	Ann Belyea	Board Supervisor, Vice Chair
16	Ronald Acoff	Board Supervisor, Assistant Secretary
17	Rene Fontcha	Board Supervisor, Assistant Secretary
18	Cynthia McIntyre	Board Supervisor, Assistant Secretary

19 Also present were:

20	Larry Krause	District Manager, BREEZE
21	Patricia Thibault (via Zoom)	District Manager, BREEZE
22	John Hall	Facilities Manager, CLI
23	Dominique Green	Office Administrator, CLI
24	Ken Hagan	Commissioner, Hillsborough County
25	Richard Reidy	Commissioner Assistant, Hillsborough County
26	Tabitha	New Site Supervisor, Allied

28 On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted
29 the **January 2024 Unaudited Financial Statement**, for the Cory Lakes Community Development District.

31 On a MOTION by Mr. Acoff, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved
32 the **January 11, 2024, Joint POA/CDD Meeting Minutes**, for the Cory Lakes Community Development
33 District.

35 On a MOTION by Mr. Fontcha, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
36 the **January 18, 2024, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

38 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board
39 approved the **Playground Repairs and Stormwater Pipe Inspection in the amount of \$8,972.13 and**
40 **\$8,500.00, respectively**, for the Cory Lakes Community Development District.

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

42

Signature

Signature

43

Printed Name

Printed Name

44 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

45

Cory Lakes

Community Development District

EXHIBIT

6

AGENDA

1 **MINUTES OF 02/22/24 REGULAR MEETING**
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22	John Hall	Facilities Manager, CLI
23	Dominique Green	Office Administrator, CLI
24	Ken Hagan	Commissioner, Hillsborough County
25	Richard Reidy	Commissioner Assistant, Hillsborough County
26	Tabitha	New Site Supervisor, Allied

27 *The following is a summary of the discussions and actions taken at the February 22, 2024 Cory Lakes CDD*
28 *Board of Supervisors Regular Meeting.*

29 **SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

30 *This item was addressed out of order.*

31 *There being none, the next item followed.*

32 **THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

33 *This item was addressed out of order.*

34 *There being none, the next item followed.*

35 **FIFTH ORDER OF BUSINESS – Special Presentation: Hillsborough Commission Chair Ken Hagan**

36 *This item was addressed out of order.*

37 Chairman Castillo announced that the Special Presentation would be first due to Commissioner Hagan’s
38 schedule, then welcomed and introduced Commissioner Hagan.

39 Commissioner Hagan greeted and thanked all for attending. He then discussed updates on Morris Bridge
40 Road safety improvements that were designed to reduce speeding and crashing and noted a number of casualties
41 last year. He said that his staff discussed options last August and returned with some short-term and long-term
42 suggestions, with estimated funding costs of about \$800,000 to \$40 million, respectively. He stated that the most
43 recent cost proposal was increased to \$2.1 million and was approved for the improvements. Commissioner

44 Hagan also noted that Mr. Reidy, his legislative aide, would remain after his departure to discuss details and
45 accommodate inquiries. He informed everyone that it would take several months for procurement and
46 installation of safety equipment, and that along with the mentioned proposals, he would start working on
47 addressing long-term improvements, such as providing a roundabout in front of the community.

48 Commissioner Hagan next opened the floor to questions.

49 A resident asked if Morris Bridge Road could be widened, and Commissioner Hagan answered that it
50 was not possible for several reasons.

51 A resident asked for a guarantee that there would be no annexation of land and no construction of smaller
52 homes in Cory Lake Isles which might contribute more traffic to Morris Bridge Road. Commissioner Hagan
53 noted that the CDD is within the City of Tampa limits. Mr. Reidy said that the County does not have the
54 jurisdiction to interfere in any proceedings. Commissioner Hagan stated that he would not support the annexation
55 if it got as far as him. The resident said that he would send Commissioner Hagan emails regarding this matter.

56 A resident asked about any legislation pertaining to trash being dumped on Morris Bridge Road and to
57 preserve the area. Commissioner Hagan said that the County can help with signage for trash and request an
58 enforcement presence from the Sheriff.

59 A resident asked about any existing projects concerning the cross-county partnership or lines that would
60 lessen the heavy traffic occurring along Morris Bridge Road as well as ensure safety. Commissioner Hagan said
61 that there was an earlier engineering study which stated that about 30% or 40% of traffic was coming from Pasco
62 County. He noted challenges over the past 15 years in efforts to make a way for the road in Pasco County. He
63 said that most regions would talk about collaboration; however, the CDD would be the one to face the
64 difficulties.

65 A resident asked if the CDD is under the Commissioner's jurisdiction. Commissioner Hagan restated
66 that the City of Tampa would be involved with, not the County, as each has its own function.

67 A resident expressed his appreciation to Commissioner Hagan for being present. He raised concerns
68 about speeding and illegal passing and wanted to see more enforcement. Commissioner Hagan gave an example
69 about communities that were divided between city and county and acknowledged the challenges that come with
70 that. He mentioned that there would be a new park by September or October of this year, wherein a Sheriff's
71 Deputy would be more visible and might be able to help in addressing the problems on Morris Bridge Road.

72 A resident commented that he thought it was an enforcement issue and had seen improvements on Morris
73 Bridge Road. He said that he witnessed speeders being aggressive toward the police; however, the situation had
74 recently become better. Commissioner Hagan opined that the presence of the police would help.

75 A resident asked what could be contributing to most of the issues, such as darkness, rain, or the like.
76 Commissioner Hagan said that he would get more information and added that the issues were not
77 environmentally driven, but rather driven mostly by people illegally passing. Mr. Reidy explained that many
78 people were driving greater than 10 miles above the speed limit, and that 80% of the vehicles during early
79 morning hours were driving more than 10 mph over the speed limit. He added that these findings were forwarded
80 to the Sheriff for traffic management.

81 Commissioner Hagan thanked everyone, apologized for leaving early, and assured all that Mr. Reidy
82 would remain to answer questions. Chairman Castillo thanked Commissioner Hagan and asked Mr. Reidy if he
83 could continue to take questions for 15 minutes.

84 Mr. Reidy discussed his handout in detail with the audience. He said that devices would be used, such
85 as speed feedback signs, flashing beacons for intersections ahead, curve warnings, and single-head back plates.
86 He noted that markers at curves would be enhanced and mechanized, which would be featured more during the
87 night as they are reflective. He added that delineators would cover almost the nine-mile strip and would be
88 ceased at intervals for practicality and, if necessary, law enforcement. He explained that the strip is from I-75
89 Brandon up to the county line and said that he would leave the map for some time for the community to review.

90 Mr. Reidy informed everyone about the plan to add new lines and reflectors to make the lanes more visible. He
91 mentioned that those new lines would be put at the entrance of Cory Lakes. He said that green lanes for bicycles
92 and other signs at different locations would be incorporated as well.

93 Mr. Reidy explained that the initial projected cost of \$800,000 was reassessed by the staff and went up
94 to \$2.1 million. He said that the commissioners were talking about its feasibility and that Commissioner Hagan
95 recalled the actions of the community and the increasing incident reports along Morris Bridge. Mr. Reidy
96 reiterated the addition of signs and improvements at the bridge and said that it would take about 8 months for
97 contracting, procurement, etc., and three months for construction and implementation, for a total of about a year.
98 He opined that advancement would be expected after fall and would have rapid progress when more people were
99 onsite. He said that they would talk to the Sheriff's Department about traffic enforcement and advised residents
100 to seek assistance from the Sheriff if the community wanted to have more police in the area. He said that there
101 should be at least two deputies assigned to the substation regularly. A resident asked the location of the
102 substation, and Mr. Reidy said that it would be at the park.

103 A resident asked about alternative routes to resolve traffic due to the expansion of subdivisions. Mr.
104 Reidy explained that they tend to narrow the roads when speeding occurs. He added that there would be impact
105 fees when development begins. He advised connecting with him if anyone had suggested routes, and then he
106 would ask the designated engineers to assess. The resident proposed a plan, and Mr. Reidy asked the resident to
107 send him an email.

108 A resident spoke about potholes on the road because of the increasing traffic, some of which were deep
109 and should be addressed. He wanted to know if the road was being monitored for deterioration. Mr. Reidy
110 answered no and said that they rely on residents to report issues, which the county would then address. He
111 reiterated the importance of communication between the residents and the county.

112 A resident asked if the county could send someone out for a time study on the traffic light at the I-75
113 exit due to its cycle and waiting time. Mr. Reidy advised sending him an email, and he would forward it to the
114 traffic committee.

115 A resident asked if the county contemplated using speed cameras. Mr. Reidy responded that not as of
116 the moment, because of the constitutional and enforcement issues. He added that it would be up to the Sheriff to
117 address it with the County and provided an example of subdivisions using cameras for other purposes.

118 A resident made a statement on behalf of the community, in which he recognized the bereaved families
119 because of the road accident and thanked Commissioner Hagan for his concern for the community and being
120 present at the meeting. He acknowledged Commissioner Hagan's commitment and the challenge of having about
121 a \$2,000,000 budget for the improvements at Morris Bridge Road. Another resident said that the accident was
122 partly due to someone driving a golf cart on the mentioned road and hoped that residents would not do the same.

123 Chairman Castillo thanked the Commissioner's team for their efforts and assistance to the community.
124 He mentioned the timeline of the project and asked if a budget would be provided for any road repairs. Mr.
125 Reidy said no and discussed that the fund was taken out due to safety. He added that the road repair could come
126 as an outcome of the ongoing budget session in Tallahassee, which could be used for improvements and long-
127 term action plans. Chairman Castillo acknowledged Mr. Reidy's statements and gave an example about potholes
128 on Cross Creek Blvd. that should be addressed. He asked if there would be expansion on Cross Creek Blvd. due
129 to the number of people coming in. Mr. Reidy answered no, but investigations were taking place, specifically
130 on the turn lanes from Cross Creek Blvd. southbound to Bruce B. Downs Blvd. He said that they did not discuss
131 it thoroughly yet because it is a state road and would need to include the Florida Department of Transportation.
132 He also stated that he had already mentioned to the County engineers about a week ago the possibility of adding
133 a third lane, converting one of the existing lanes, or extending the queue area.

134 Supervisor Acoff asked if any budget or studies could be provided for the community, such as WEIR or
135 stormwater concerns, that might be affected by some construction and other surrounding development. Mr.
136 Reidy said that they could investigate it; however, he noted that the District is privately owned. Supervisor Acoff

137 said that public water was being taken. Mr. Reidy said that it was the natural flow of water and would depend
138 on the property owners. He added that they could look at proper actions from a stormwater perspective because
139 there might be some projects on clean water.

140 Mr. Reidy reminded everyone that he would leave the map for a while and thanked them all for
141 participating in the presentation. Chairman Castillo thanked Mr. Reidy and asked the Board if they had any other
142 comments.

143 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

144 *This item was brought back for the Pledge of Allegiance.*

145 Chairman Castillo led everyone in reciting the Pledge of Allegiance.

146 **FOURTH ORDER OF BUSINESS – Audience Comments**

147 Chairman Castillo opened Audience Comments.

148 Mr. Halade thanked everyone for being present and said that he had two concerns. He first spoke about
149 the Beach Club Non-Exclusive 2-Hour Usage Form and asked the reason for not using the facility for yoga,
150 dance, or other physical activity. He mentioned some benefits of doing yoga and said that he was confused about
151 the usage limitations of the Beach Club. He talked about the second issue, which was about two trees that might
152 fall, and asked who would be responsible if damage occurred. Supervisor McIntyre clarified if Mr. Halade was
153 referring to the line on the form that needs to be checked if physical activity would occur during the event, and
154 Mr. Halade agreed. Supervisor McIntyre explained that they require that information to determine if the
155 participants need to sign an additional Liability Form and added that it does not mean that they cannot use the
156 Beach Club. Chairman Castillo said that the Board would address the first point on the agenda later and that the
157 trees between the homes would be under the POA jurisdiction, since those were not in the common area. He
158 opined that the mentioned trees would be resolved under Action Items.

159 Mr. Foster thanked all for attending and complimented Allied Universal for their service at the gates,
160 including the identification of people who were allowed to enter. He reiterated that he was not in favor of the
161 annexation of new land and the construction of small homes. He mentioned that the community already has
162 concerns with some residents about not doing property maintenance and those small homes should not add to
163 them.

164 Mr. Jake thanked the community and Commissioner Hagan and his team for the initiative and
165 communication. Chairman Castillo thanked Mr. Jake and expressed his condolences for their family's loss.

166 **SIXTH ORDER OF BUSINESS – Vendor Updates**

167 **A. Envera**

168 *There being none, the next item followed.*

169 **B. Allied Universal**

170 Ms. Tabitha, the new site supervisor, addressed the Board and advised that they could approach her at
171 Morris Bridge entrance if they had matters that needed to be addressed. She informed the Board of the new
172 Operations and Client Managers who would visit the community the following day and present themselves
173 formally at around 11:00 a.m.

174 Supervisor McIntyre asked for updates on carpooling. Ms. Tabitha said that it had gotten worse lately,
175 particularly in the morning, and explained that cars were still coming into the Morris Bridge gate. She said that
176 she was aware Ms. Abbott had tried to inform the drivers about having fingerprint access and added that she
177 registered some as regular guests. Supervisor McIntyre asked how they pick up the children. Ms. Tabitha said
178 that they were meeting the students at the front of the gate house at the roundabout. She mentioned a resident
179 complaining because he kept backing up into the other side of the exit gate where the security truck was parked

180 and advised the resident not to do that. She opined that they wanted to look for a way to ensure the safety of
181 their children.

182 Chairman Castillo asked if people were being notified that they could have barcodes, and Ms. Tabitha
183 said that she had spoken to some of them. Supervisor McIntyre recalled that a form would be distributed for the
184 people to fill out to gain access and asked Ms. Tabitha if she already had a copy. Ms. Tabitha answered not yet
185 and said that she could hand those out. Supervisor McIntyre said that police would be contacted at the park, and
186 Ms. Tabitha stated that she could not call the police and that the residents should be the ones to do so.

187 Mr. Hall said that Tampa Police (TPD) and Florida Highway Patrol (FHP) could not do anything about
188 it and that he is working with Mr. Babbar on verbiage for signage to be posted on both sides of the gate, such as
189 no parking or standing. He added that TPD and FHP could have more authority if the signs were put up.
190 Chairman Castillo asked if flyers could be handed out to give an overview of the actions needed, and Mr. Hall
191 said that he had tried but people were not interested. Mr. Hall noted that staff has had issues with a person
192 dropping off at the wrong place and added that was the reason signage was suggested.

193 Supervisor Acoff asked Mr. Hall and Ms. Tabitha what the two worst days of the week were for
194 violators; Ms. Tabitha said Thursday and Friday. Supervisor Acoff asked if there was a boundary around the
195 guardhouse that the CDD owns. Mr. Hall said that the guardhouse is located on the right-of-way, and the CDD
196 does not own that property. Supervisor Acoff advised asking Mr. Babbar and checking the proximity limitations.
197 He said that if the CDD could not manage the boundary, they had to think of other ways. He acknowledged the
198 use of signage and asked Chairman Castillo if they could have a meeting with Envera and Allied regarding
199 proposals for security with the approaching FY 2025 budget planning. He suggested looking into ways for either
200 maximizing technology with the cooperation of both vendors or keeping human resources.

201 Supervisor Fontcha asked about the impact on finances if the CDD would have FHP present in the
202 morning. Mr. Hall said that budget was not the issue and stated that the FHP would visit recurrently per month
203 and upon request. Supervisor Fontcha gave an example to clarify the optimal time of patrol and its effect.

204 Supervisor Acoff reiterated his question about meeting Envera and Allied in planning security and
205 considering funding. He said that he wanted to know the technology and activities of Envera since Allied is
206 always present. Chairman Castillo acknowledged Supervisor Acoff's idea and asked Mr. Hall to assist the Board
207 in communicating with Envera to attend the April meeting along with Allied. Mr. Hall said that the Board asked
208 him to discuss later, under his report, the updated price of future projects and mentioned that Envera had
209 increased its cost due to technology upgrades. He said that Cory Lakes is the only community utilizing
210 fingerprint scanners through them and that Envera's current proposal was the QR code reader, which could be
211 easily used by visitors. He explained the process of using the QR code and getting details into the system.
212 Chairman Castillo asked if people from outside could be permitted to pass through the resident lane in that case.
213 Mr. Hall said that the community would have to purchase and install kiosks or devices if those were considered.

214 Supervisor McIntyre acknowledged Supervisor Acoff's suggestion to have Envera attend the meeting
215 and discuss their projects and mentioned Ms. Thibault's email regarding the budget workshop on March 26 or
216 27, wherein the proposed budget should be adopted at the meeting on May 16 unless a special meeting happens
217 before June 15. She added that Ms. Thibault advised discussing it at the April or May meeting before the
218 adoption. Supervisor McIntyre restated that both Envera and Allied should attend the budget workshop so that
219 Envera could also accommodate some inquiries, and Mr. Hall said that he would reach out to Envera. Chairman
220 Castillo suggested that Envera could provide a brief overview presentation to the CDD.

221 Ms. Thibault said that there are other companies that also offer security systems. Supervisor McIntyre
222 noted the expense of removing the Envera-installed equipment and said that she would consider the option with
223 fewer charges. Ms. Thibault advised reviewing the contract with Envera, as their equipment is not
224 interchangeable with other systems, and its termination would require 30-day notice before the renewal date.

225 Chairman Castillo noted there was no contract and that the District owned the equipment. He added that
226 the CDD was currently paying only monthly service fees. Ms. Thibault asked if the Board wanted Envera to

227 come to the March meeting or the budget workshop. Supervisor Acoff restated that the initial request was for
228 Envera to discuss their work and said that they would check other available options. Mr. Hall said that the District
229 is not paying for the equipment, but that if the District hired another company, that company would need to
230 install its own equipment, in addition to there being a transition phase.

231 Supervisor Acoff said that the objective was to assess the workability as well as the return on
232 investments. Ms. Thibault said that the District is paying over \$3,000 per month for Envera. She asked the
233 Supervisors if they wanted the vendors to discuss their proposals at the workshop so that the Board could decide
234 in April. Mr. Hall said that LMP has a three-year contract, so the price would be locked in, and that Allied was
235 the one presenting for an increase. He advised the Board to talk over Envera's technology so that they could
236 finalize the man-hours of Allied and suggested having Envera at the March meeting. Chairman Castillo
237 summarized that the Board wanted Envera to attend the budget workshop in March. Ms. Thibault asked the
238 Board if they wanted another company to present a proposal for the services offered by Envera, and the Board
239 agreed. Supervisor Acoff said that if Allied wanted to change their prices, they should also present that proposal
240 next month. Chairman Castillo clarified that it was Allied asking for an increase and not LMP. Ms. Thibault said
241 that she would also reach out to LMP for proposals that could be included in the finances, and the Board
242 concurred that all vendors should be present at the workshop. Vice Chair Belyea advised reviewing the end date
243 of Envera's contract.

244 A resident spoke about a compound nearby where Envera used technology that recognized license plates,
245 and then the gate would open. Mr. Hall explained about tag recognition technology, including the resident
246 recommendation for visitors, which was presented in 2017. He added that the Board rejected the proposal due
247 to people loaning their cars to others. He said that the tag technology would speed up the process, but the problem
248 would be the non-residents visiting other people's houses. Supervisor McIntyre asked about that technology and
249 whether its deployment would negate the need for barcodes; Mr. Hall said that it could, but does not necessarily
250 negate the bar code.

251 **C. Exhibit 1: Landscape Maintenance Professionals (LMP)**

252 LMP was not present at the meeting, and Mr. Hall said that they were doing the scheduled tasks.
253 Supervisor Acoff asked if Mr. Hall approved the inspection report and if he went with LMP during the site visit.
254 He asked to add the percentage by weight per section to the reports. Mr. Hall said that the report would be
255 different, including the weight, moving forward. Supervisor Acoff advised having Mr. Small sign the report and
256 Mr. Hall review it after. Mr. Hall said that he was signing the form if he was present during the inspection and
257 stated that he was not present for the current report. Chairman Castillo asked Mr. Hall if the report was sent via
258 email and if he had a physical inspection afterward. Mr. Hall said that he would be inspecting along with LMP
259 from this moment on. Mr. Hall said that this inspection was planned, but he was sick, so Mr. Small proceeded.

260 **SEVENTH ORDER OF BUSINESS – Financial Items**

261 **A. Exhibit 2: Acceptance of the January 2024 Unaudited Financial Statement**

262 1. Exhibit 3: Variance Report for January 2024

263 Ms. Thibault addressed the Board and discussed the financial report, noting a receivable from the
264 amount of taxes collected still left in the amount of \$182,347, and that they calculated it back out under the
265 deferred revenue since it was uncertain whether that would be fully collectible. She stated that the net cash
266 balance was about \$2.3 million, and that if 100% of the budget was expended, the potential budget deficit could
267 be about \$77,000. She reminded the Board that this was a budget, not the actual. She said that the Government
268 Finance Officers Association previously advised having a three-month operating reserve, which was recently
269 reduced to two months because of technology improvements. She noted that years ago, CDDs would receive
270 their tax revenue in December or January but are now receiving them about a month earlier due to improvements
271 in technology. Supervisor Acoff asked Ms. Thibault if these numbers were based on the old or new plan. Ms.
272 Thibault referred to the new plan and explained that in the old one, the \$360,000 and three-month operating

273 reserve were not included. She reminded Supervisors that future interest was not considered because of the
274 fluctuating rate and said that they were expecting a couple thousand dollars per month in interest.

275 Supervisor Acoff summarized Ms. Thibault's statements for confirmation. Ms. Thibault said that if the
276 actions they had been taking for the past four months continued, it would give them a savings of about \$255,000
277 at the end of the year, which showed the results of the cutbacks they made. Supervisor Acoff said that those
278 adjustments were effective based on the report and thanked Ms. Thibault for her service. Ms. Thibault said that
279 under the General Fund Significant Financial Activity, the District had saved about \$126,000 in the four months
280 of the fiscal year and added that it was the actual, not the projected. Supervisor McIntyre thanked Ms. Thibault.

281 Chairman Castillo asked if the \$255,742 under General Fund Revenue and Expenditures would increase
282 by about \$100,000 since the operating reserve was reduced from three to two months. Ms. Thibault advised
283 those were projected numbers and that other considerations would need to be factored in, but said that she
284 expected they could have about \$100,000 to \$150,000 at the end of the year. She advised that she would have
285 more detailed analysis at the Budget Workshop.

286 Supervisor Acoff asked if the collection of Assessments Receivable would positively affect the budget.
287 Ms. Thibault said yes and that she would bring a presentation to review the budget again. The Board decided to
288 hold the budget workshop on Tuesday, March 26 at 6:00 p.m., which should be advertised as a workshop. Vice
289 Chair Belyea asked if it should be in person or virtual. Ms. Thibault said that quorum was not required, and
290 Supervisors could call in because no decisions would be made. She restated that the vendors would be present
291 to pitch their proposals so that the Board could discuss.

292 Chairman Castillo said that the Regular Meeting would be on March 21, and Mr. Krause confirmed.
293 Chairman Castillo thanked Ms. Thibault for her work.

294 Supervisor Acoff asked Mr. Hall and Ms. Green if there would be major expenses that the Board should
295 expect and recalled some road work mentioned in the amount of about \$7,500. Mr. Hall said that would come
296 out of Stormwater.

297 On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted the
298 **January 2024 Unaudited Financial Statement**, for the Cory Lakes Community Development District.

299 **EIGHTH ORDER OF BUSINESS – Business Items**

300 **A. Exhibit 4: Discussion - Review of Beach Club Non-Exclusive 2-Hour Usage**

301 Supervisor Acoff asked about page 22 and decided to proceed to Exhibit 4 since it was already discussed.

302 Mr. Krause addressed the Board and explained the tracked version of the Beach Club Usage Agreement
303 based on the comments at the last meeting. He said that this was forwarded to the District Counsel, and he had
304 not gotten any feedback yet. He added that this was supposed to be discussed today; however, Mr. Babbar had
305 a schedule conflict and said that the Board could decide to continue or postpone the review.

306 Supervisor Acoff advised changing "their" to "they" on item 5. He also commented that item 8 could
307 be moved adjacent to item 10, as they relate to each other. He asked Ms. Green if there were any concerns about
308 the existing agreement and the concurrent events, and Ms. Green answered there were none since those were
309 rare situations, as residents would not reserve the date and time that had already been taken. Supervisor McIntyre
310 asked Mr. Hall if there were other issues at the Beach Club, and Mr. Hall responded there were none if they were
311 referring to the Usage Agreement. He said that there were people at the Beach Club on Sundays when staff were
312 not present and would relocate the furniture. Supervisor McIntyre asked if those people signed the agreement
313 and if they were identified by checking the cameras. Mr. Hall said that he could only check one person who
314 accessed the Beach Club using the fingerprint, but there were 40 people. Supervisor McIntyre asked Mr. Hall if
315 he could communicate with the person who was responsible for bringing in those people. Chairman Castillo
316 asked the time it occurred, and Mr. Hall said that it was about 11:00 a.m. to 4:00 p.m. Supervisor McIntyre
317 summarized what happened and said that was the reason why Mr. Hall wanted to address it when staff were

318 already out. Mr. Hall recalled a situation about teenagers in the gym when no one was there to monitor and
319 advised having the rover start when the staff left. Supervisor McIntyre clarified the time when there were no
320 staff, which was 12:00 p.m. to 6:00 p.m. on Sunday. Mr. Hall said that he would put all the furniture back in its
321 place every Monday morning, as well as pick up the garbage. Supervisor Fontcha suggested identifying whose
322 fingerprint was registered at that time and restricting access, and Mr. Hall said that he could for one person and
323 restated that there were 40 residents at that time. Supervisor Acoff asked if the Board could charge them for
324 cleaning, and Supervisor McIntyre said that the Board could incorporate it into the rules since they are currently
325 amending them. Supervisor Acoff said that the problem was unauthorized usage, and its liability would be
326 substantial. Mr. Krause noted that the resident could have a deposit that would only be used if damage was done.
327 Supervisor Fontcha suggested informing the residents of the responsibility that comes with fingerprint access
328 and putting up a sign. Ms. Green agreed that they needed to confront the person who opened the door for those
329 40 people. Vice Chair Belyea clarified that the 40 people were all adults.

330 Chairman Castillo asked if they could have a part-time staffer at the facility on Sundays and confirmed
331 that there was an assigned staff on Saturdays from 12:00 p.m. to 5:00 p.m. Vice Chair Belyea asked how
332 frequently the situation was happening, and Mr. Hall said that he was not sure since he discovered the incident
333 unexpectedly. Supervisor Fontcha asked how many fingerprints were read at that time, and Mr. Hall said that it
334 was about four or five and mentioned that they left the door open after bringing in their stuff. Supervisor Fontcha
335 said that one of those people should be held accountable. Chairman Castillo asked Ms. Green if they have pool
336 attendants on Sundays, and Ms. Green said she hired someone recently. Supervisor McIntyre summarized the
337 conversations they had, and Supervisor Fontcha restated that they could restrict access.

338 Supervisor Acoff asked if there were concerns about having religious events at the Clubhouse if the
339 rules were revised. Mr. Hall said that the District does not have a policy yet for that activity, so they are permitted
340 to do that, and Mr. Krause said that when people pray, they are, in effect, using the Clubhouse exclusively, since
341 no one would want to disturb them. Chairman Castillo went back to the pool attendant, and Ms. Green said that
342 the newly hired staff could check on the facility as well. Chairman Castillo suggested discussing the policy as
343 soon as possible. Ms. Green clarified that if the residents did not have the Usage Agreement, they could not use
344 the Beach Club.

345 Mr. Krause said that the changes discussed today pursuant to the Beach Club Non-Exclusive 2-Hour
346 Usage Agreement would be sent to the District Counsel, including item 9 on alcohol use, for review. Vice Chair
347 Belyea asked if they could add a line at the beginning stating that the use of Beach Club is not authorized to any
348 resident or a group without the Usage Agreement. Chairman Castillo said that it would be under Exhibit 5.
349 Supervisor Acoff raised concerns with having religious activities, and Vice Chair Belyea asked if religious
350 activities were not permitted in government buildings. Supervisor Acoff suggested waiting for Mr. Babbar's
351 comments, considering the Statutes.

352 **B. Exhibit 5: Discussion - Rules and Regulations - Updates on Progress, Follow-Up Question, etc.**

353 Mr. Krause explained the process and said that everyone should have their own feedback, which he
354 could summarize and forward to District Counsel for review. He mentioned that he had a quick look at the
355 documents about religion and saw nothing, but the issue would be raised with the District Counsel. He asked the
356 Board what next action they wanted to take about the revisions, and Chairman Castillo advised submitting
357 comments before the March meeting. Vice Chair Belyea asked if they could do this at the workshop. Supervisor
358 McIntyre stated that decisions should be made and mentioned that she tried reviewing them, which took her a
359 long time. She spoke about some parts regarding tennis courts that were repeated and the need for a reservation
360 system and policy on coaches. She advised having a meeting instead of a workshop.

361 Supervisor Acoff said that the Board might not finish reviewing it in one meeting. Supervisor McIntyre
362 also mentioned resolving the rules on vehicles, particularly go carts. Chairman Castillo restated that they could
363 discuss this at next month's meeting, and Supervisor Acoff advised going through the document section by
364 section. Supervisor McIntyre said that some parts of the document could be easily read and suggested the topics
365 that could be discussed together, and Supervisor Acoff added that these should be scheduled per month. The

366 Board decided to review pages 3-11 in March. Mr. Krause asked the Board how they wanted the changes to be
367 presented, and the Board decided to put everything in it for discussion and to submit their feedback to the District
368 Manager by March 8 for inclusion in the March agenda.

369 **NINTH ORDER OF BUSINESS – Approval of Minutes**

370 **A. Joint POA/CDD Meeting: January 11, 2024**

- 371 1. Exhibit 6: Summary of Motions
372 2. Exhibit 7: Joint POA/CDD Meeting

373 Supervisor Acoff noted that Supervisor McIntyre stepped out for a moment and did not vote.

374 On a MOTION by Mr. Acoff, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved the
375 **January 11, 2024, Joint POA/CDD Meeting Minutes**, for the Cory Lakes Community Development District.

376 **B. Board of Supervisors Regular Meeting: January 18, 2024**

- 377 1. Exhibit 8: Summary of Motions
378 2. Exhibit 9: Regular Meeting

379 On a MOTION by Mr. Fontcha, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
380 **January 18, 2024, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

- 381 3. Exhibit 10: Action/Agenda or Completed Items

382 **TENTH ORDER OF BUSINESS – Staff Reports**

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

384 Mr. Hall addressed Chairman Castillo and said that the Cachet Isle Engineer responded two days ago,
385 stating that a surveyor would be hired to check the original elevation and that City of Tampa Records would
386 forward it to him. Mr. Hall added that they wanted to approve the current elevations, considering there would
387 be no significant difference. He mentioned that he printed the satellite imagery from 2008 up to date and that
388 the resident was opposing the structure dispersion, claiming that it was not present at the time the house was
389 built. Vice Chair Belyea asked if the mark was already there when the property was bought, and Mr. Hall said
390 that he had already told them about it. Mr. Hall added that he spoke to the new POA LCAM this morning
391 regarding the matter and asked them to consult with Counsel, including the enforcement.

392 Supervisor Acoff said that the changes to CDD permits would have fees. Supervisor McIntyre added
393 the cost of the District Engineer's service and said that the POA could send a notice of violation. Mr. Hall said
394 that he had shown the LCAM what happened on the site, which had marked the wetland setback and drainage
395 easement, which was included on the building permits. Supervisor Acoff advised continuing the actions they
396 could take, and Supervisor McIntyre thought about repairing it but said it could be too costly. Mr. Krause
397 mentioned a situation about a resident from another community who did not want to pay for the damage they
398 caused, which the CDD fixed, and decided to move. He said that the Board could go to civil court to recoup
399 expenses if the CDD wanted to fix it.

400 Supervisor McIntyre said that the resident put his house on sale after a few months of purchasing it, but
401 then rescinded it. Vice Chair Belyea asked if the Board could stop the sale, and Chairman Castillo said that the
402 POA would be the one to act on it. Vice Chair Belyea also asked if the affected property was under CDD or
403 POA, and Mr. Hall said that the CDD would be responsible for its maintenance even if it was POA's authority
404 and added that if penalties were assessed by SWFWMD, the CDD would be the one paying for them. Supervisor
405 Acoff mentioned that the CDD owns the masterplan, and Vice Chair Belyea advised putting a lien on the
406 property. Mr. Hall suggested reimbursing the repair expenses from the resident if the CDD made an inspection.
407 Vice Chair Belyea said that if the homeowner did not address the violation given to him by the POA, it would

408 then be forwarded to Counsel, for which a property lien would be given, and Supervisor McIntyre added that he
409 would be further penalized. The Board decided to let Counsel handle the issue.

410 **B. Office Administrator (OA) – Dominique Green**

411 1. Exhibit 11: February 2024 OA Report

412 Ms. Green addressed the Board and discussed her report. She noted newly hired staff who would start
413 next month and discussed the fingerprint transfer process, and that that it must be done individually. She also
414 mentioned the Spring Festival coming up in March. Chairman Castillo asked if residents could not come in after
415 hours due to inactive fingerprints at that time. Ms. Green answered no since they had to do it individually and
416 discussed the process. Mr. Hall explained the previous way of setting up the fingerprints and said that there were
417 issues regarding access to facilities for minors. He added that the objective now was for every resident to have
418 their own profile. Supervisor Acoff clarified that there was no parent-child relationship domain when it comes
419 to access, and Mr. Hall said that the fingerprint system would lessen the time to check who really used the
420 amenities.

421 Supervisor McIntyre asked Ms. Green if there were remaining events for the year. Ms. Green mentioned
422 the end and start of school. Supervisor McIntyre asked if the budget was enough for the upcoming events since
423 the total annual budgeted amount for events was about \$14,000 and roughly \$8,900 had been expended. Ms.
424 Green and Mr. Hall thought that it would suffice.

425 2. Exhibit 12: Post-Event Reports

426 Supervisor McIntyre thanked Ms. Green for the reports. She spoke about the Holiday Boat Parade and
427 noticed that the amount sponsored was not specified. Ms. Green said that the sponsor did not make any payment
428 even though they had a conversation, and Supervisor McIntyre mentioned that the sponsor last year paid \$1,500.

429 Supervisor McIntyre went back to the Fall Festival and said that the amount was also not shown. Ms.
430 Green said that it was put under sponsorship amount (credit).

431 **C. Facilities Manager: John Hall**

432 2. Exhibit 14: 2024 Non-Budgeted Projects

433 *This item was addressed out of order.*

434 Mr. Hall discussed the non-budgeted projects and stated that the playground repairs in the amount of
435 about \$9,000 were listed as a high-priority item. He said that the Cross Creek gate arm upgrade was a low priority
436 and could be included in next year's budget. He highly suggested proceeding with the stormwater pipe inspection
437 at \$8,500, which was approved for this year but was not included in the budget. He moved on to Envera's access
438 control system upgrade and explained that the \$353.25 per month was for the upgrade of the equipment, which
439 would be a three-year lease, in addition to the \$5,222 per month charge. Supervisor McIntyre said that projects
440 with Envera would be on hold until the budget workshop in March.

441 Supervisor Acoff and Chairman Castillo clarified that the playground and stormwater projects would
442 need to be added to this year's budget. Mr. Hall said that they could use the savings from the outside facilities
443 budget for the playground repairs. Supervisor Acoff recalled the bench near him for repair, and Mr. Hall said
444 that it could be included. The Board asked Mr. Hall if these could wait until the workshop. Mr. Hall said that
445 the playground repairs were a liability which they needed to address, and the stormwater pipe issues were adding
446 up at Cachet, Barbados, and Cross Creek. He added that the last inspection was done in 2016.

447 Supervisor McIntyre made a motion to approve the high-priority items on the list.

448 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved
449 the **Playground Repairs and Stormwater Pipe Inspection in the amount of \$8,972.13 and \$8,500.00,**
450 **respectively,** for the Cory Lakes Community Development District.

451 1. Exhibit 13: January 2024 Activity Report

452 Chairman Castillo asked Mr. Hall about the lights at the monuments, and a resident also spoke about the
453 lights on the right-hand side and on left-hand side at the end of the street. Mr. Hall said that there was an electrical
454 issue and would do tracing, and he mentioned the electrical appliances that were full of water.

455 Supervisor Acoff asked if the damaged mailbox was up, and a resident said that it was repaired. Mr. Hall
456 said that was covered by POA. Chairman Castillo asked about the updates on Morris Bridge, and Mr. Hall said
457 that it was ongoing.

458 Supervisor Fontcha spoke about the repaired pavers, which were unpleasant to look at, and asked if they
459 could have a warranty from the company. Mr. Hall said that they could not control the way the residents drive
460 and explained that when pavers are repaired, they are usually left to settle for 30 days with no driving on them.
461 He advised hiring a duty officer to monitor the repair if the Board wanted to proceed. Supervisor Acoff said that
462 they could employ a police officer to supervise and could request plates to be put on top for 30 days for curing,
463 section by section. Mr. Hall said they might need to contact another vendor for the plates. Chairman Castillo
464 advised doing the repairs properly to save money. Supervisor Acoff summarized the process and opined that it
465 would be a long-term solution. Supervisor Fontcha agreed to repair sections and close the affected locations
466 during the operation.

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

468 1. Exhibit 15: Update - Drivers Privacy Protection Act

469 District Counsel was not present at the meeting. Mr. Krause addressed the Board and suggested bringing
470 this back for discussion next month. He added that this involved Allied getting vehicle details from drivers.

471 **E. District Manager: BREEZE**

472 Mr. Krause apologized about the registration link for FORM 1 for the Commission on Ethics and
473 informed Supervisors that district management was in the process of setting up accounts for the Board. He stated
474 that it was ongoing and that he would update them when complete.

475 1. Cancellation of Prior Auditor Services

476 Mr. Krause notified the Board that he had sent an email to the previous auditor cancelling their service.

477 2. Exhibit 16: FY 2023-2024 Meeting Schedule

478 Mr. Krause said that would add the March Budget Workshop.

479 3. Quorum Check for Next Meeting – 03/21/24 at 6:00 p.m.

480 Supervisor Acoff and Chairman Castillo might not be able to attend the meeting.

481 **ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business**

482 Chairman Castillo opened Audience Comments.

483 Mr. Guzman said that the CDD might need to elongate the resident entrance at Cross Creek for queuing
484 traffic. He mentioned his experience waiting for a long time to pass through. Mr. Hall said that the electrical
485 services could be a concern and explained the design of Cory Lakes.

486 Mr. Carpenter said that Mr. Babbar suggested changing the rules and regulations to policies for the
487 revisions on penalties and the like; however, the Board had discussions on updating the whole document. Mr.
488 Krause said that he would let Mr. Babbar know and ask for a recommendation.

489 Mr. Rashid introduced himself as a representative of Blackbird, a technology-driven AI and property
490 management solution, and offered to discuss their services at some other time. Chairman Castillo said that he
491 could reach out to Ms. Green to fill out a form for their proposal.

492 **TWELFTH ORDER OF BUSINESS – Supervisors Requests**

493 Supervisor McIntyre asked about the house on Java that was burned, and Vice Chair Belyea said that
494 she read a notice of demolition to put the lot on sale. Chairman Castillo added that there was a dump truck today
495 and mentioned that it was posted on the Cory Lakes Isles social media account.

496 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

497 Chairman Castillo adjourned the meeting at 8:59 p.m.

498 **Each person who decides to appeal any decision made by the Board with respect to any matter considered at*
499 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
500 *including the testimony and evidence upon which such appeal is to be based.*

501 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
502 **meeting held on _____.**

503

Signature

Signature

504 _____
Printed Name

Printed Name

505 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

Cory Lakes

Community Development District

EXHIBIT

7

AGENDA

Cory Lakes Action Item List

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	11.18.21	ACTION	Ms. Schewe: Forward newsletters to Admin to post on CDD website.	X			
2	02.17.22	ACTION	Ms. Schewe: E-blast residents every 10 days to join CDD Facebook page.	X			
3	06.16.22	ACTION	Ms. Schewe: Amend swim instructor contract and email to Ms. Agnew.			X	02.16.23
4	06.16.22	ACTION	Ms. Schewe: Contact POA Board, LAF and the Color Committee to set a meeting date to discuss CLI's color palate.			X	02.16.23
5	06.16.22	ACTION	Staff: Obtain COT's Emergency Plan for hurricanes.	X			
6	07.21.22	ACTION	Mr. Adams would prepare an addendum to the holiday lighting contract			X	02.16.23
7	07.21.22	ACTION	Mr. Hall: Write letter to Waste Management asking them to not damage the garbage cans.			X	02.16.23
8	09.15.22	ACTION	Staff: Procure plaque expressing appreciation to Mr. Forbes for his service to the community by the next meeting.			X	02.16.23
9	09.15.22	ACTION	Mr. Adams: Find out if Coach B's COI has been automatically updated.			X	02.16.23
10	09.15.22	ACTION	Ms. Belyea: Help Ms. Schewe/Mr. Hall revise Clubhouse Usage Agmt 11.17.22 Ms. Evans: Gather Board comments/edits to Agreement & email to Ms. Belyea for revision and presentation at next meeting.			X	02.16.23
11	09.15.22	ACTION	Mr. Adams: Email Clubhouse Usage language outlined by Ms. Belyea, to Mr. Babbar for review.			X	02.16.23
12	09.15.22	ACTION	Mr. Hall: Have the palms trimmed on the sidewalk side.			X	02.16.23
13	09.15.22	ACTION	Mr. Adams/Mr. Hall: Ask TECO to waive costs of enhanced LED Streetlights and report outcome at the next meeting.			X	02.16.23
14	09.15.22	ACTION	Coach B: Review his financial records & report revenue % owed to CDD.			X	02.16.23
15	09.15.22	AGENDA	Mr. Adams: Put "Community Speeding" discussion on October agenda.			X	02.16.23
16	09.15.22	AGENDA	Mr. Adams: Include "Update: Landscape Maintenance" on all agendas.			X	02.16.23
17	11.17.22	BOTH	Mr. Adams: Get old gym expansion est, update & present at next mtg.			X	02.16.23
18	11.17.22	ACTION	Mr. Hall: Obtain proposals to improve the monuments.	X			02.16.23
19	11.17.22	ACTION	Mr. Hall: Research cost of Geotech study & update at next meeting.			X	02.16.23
20	11.17.22	ACTION	Mr. Adams: Notify insurance carrier of new Clubhouse roof.			X	02.16.23
21	12.15.22	ACTION	Mr. Adams: Have Mr. Pinder simplify financials to have best accounting practices data & prep separate accounting schedule w/ sources & uses of funds & include general ledger entries on financials.	X			
22	12.15.22	ACTION	Mr. Hall: Ask County about contracting its patrol services.			X	02.16.23
23	01.19.23	ACTION	Ms. Evans: Provide weekly Facilities updates to Board Members	X			
24	01.19.23	ACTION/AGENDA	Ms. Evans: Email Short-term User Agreement to Ms. Belyea to revise. Mr. Adams: Put User Agreement on next agenda.			X	02.16.23
25	01.19.23	AGENDA	Mr. Adams: Put Instructor Agreements & COI discussion on nxt agenda.			X	02.16.23
26	01.19.23	ACTION	Mr. Babbar: Attend Regular Meetings every two months for one hour.	X			
27	01.19.23	AGENDA	Mr. Adams: Put "Spirit Committee Replacement" on next agenda under Office Administrator's Report.			X	02.16.23
28	01.19.23	AGENDA	Mr. Adams: Put dissolving Sunshine Board discussion on next agenda.			X	02.16.23
29	02.16.23	ACTION	Mr. Adams: Adjust Unaudited Financials to show requested breakouts.	X			
30	02.16.23	AGENDA	Mr. Adams: Put potential insurance carriers discussion on next agenda.	X			
31	02.16.23	ACTION	Mr. Chang: Secure quotes for weirs and present at next meeting	X			
32	02.16.23	ACTION/AGENDA	Ms. Evans: Email link to new digital Islander & associated website to BOS. Mr. Adams: Put "Digital Islander" discussion on next agenda.	X			
33	02.16.23	AGENDA	Mr. Adams: Put "Towing Issues & Options" on next agenda.	X			
34	02.16.23	ACTION	Staff: Give insurance forms to instructors/coaches without one on file.	X			
35	02.16.23	AGENDA	Mr. Adams: Put "Food Safety at CDD Events" on next agenda.			X	05.18.23
36	02.16.23	AGENDA /ACTION	Mr. Adams: Add "Employee Health Benefits" to next agenda & research obtaining \$6,000 base benefit pkg for full-time CDD employees.	X			
37	02.16.23	AGENDA	Mr. Adams: Include "Community Social Walk" event on next agenda.	X			
38	03.16.23	ACTION	Mr. Babbar: Draft & email template Sports Camp Agreement to Mr. Adams. Mr. Adams: Distribute to Board Members for review.	X			
39	03.16.23	ACTION/AGENDA	Ms. Evans: Update Beach Club Facility Agreement & present at next meeting. Mr. Adams: Include Agreement on April agenda.			X	05.18.23
40	03.16.23	ACTION	Mr. Hall/Mr. Babbar: Prep letter to Cachet Isle owner re: drainage issue.	X			
41	03.16.23	ACTION	Mr. Chang/Mr. Hall: Inspect weirs & report findings at next meeting, with list of all weirs and when last recertified.	X			
42	03.16.23	ACTION	Ms. Evans: Prep Digital Islander Posting Rules. Email to BOS before next meeting.	X			
43	03.16.23	ACTION	Mr. Babbar: Provide written Instructor Insurance guidelines to BOS.	X			
44	03.16.23	ACTION	Mr. Babbar: Prep & email simpler food safety waiver to Mr. Adams for dissemination to BOS.	X			
45	03.16.23	ACTION	Mr. Hall: E-blast Nuisance Alligator Procedure to residents.	X			
46	03.16.23	ACTION	Mr. Adams: Include CDD G/L and invoices in all future agendas.			X	05.18.23
47	03.16.23	ACTION	Mr. Adams: Invite the Controller to the next meeting.	X			
48	03.16.23	ACTION	Mr. Adams: Prep seven-year reconciliation to track expenditures & Excel spreadsheet identifying capital infrastructure re-investment plan.	X			
49	03.16.23	ACTION	Mr. Hall: Obtain another proposal to repaint tower and monuments.	X			
50	03.16.23	ACTION	Mr. Hall: Confer with Ms. Gupta re: Cachet Isles camera proposals.	X			
51	04.20.23	ACTION	Ms. Evans: Prepare a best practices security document and email it to the Board for review.	X			
52	04.20.23	ACTION	Staff: Prepare a contract for the Sports Camp for a four-week camp pending vendor's business license, insurance and background checks.	X			
53	04.20.23	ACTION	Mr. Adams: Collect phone survey edits from the Board and give to Triton for updated survey ahead of the next meeting.	X			
54	04.20.23	ACTION	Mr. Hall: Secure proposal to change lines to prolong the pool heaters.	X			
55	04.20.23	ACTION	Mr. Adams: Create employee personnel policy with feedback from Board before next meeting.			X	05.18.23
56	04.20.23	AGENDA	Mr. Adams: Include Food Safety Waiver on next agenda.			X	05.18.23
57	04.20.23	AGENDA	Mr. Adams: Include Vendor License Agreement on next agenda for discussion and consideration.			X	05.18.23
58	05.18.23	ACTION	Mr. Adams: Research whether the Supervisor of Elections will allow a referendum on the ballot.			X	06.15.23
59	05.18.23	ACTION	Mr. Adams: Research & confirm if \$9,450 "Miscellaneous field expense" on Page 3 of financials relates to the boat.	X			
60	05.18.23	ACTION	Mr. Adams: Provide monthly Uses Report for the \$700,000 account.	X			
61	05.18.23	ACTION	Mr. Adams: Research General Ledger & advise why "Beach club office supplies" line item is at 100% of budget.	X			

62	05.18.23	ACTION	Mr. Adams: Establish 3 Trust accounts for remaining funds from 2022 in Fund Balance.	X			
63	05.18.23	ACTION	Mr. Adams: Present investment options in advance of next meeting.	X			
64	05.18.23	ACTION	Mr. Adams: Develop incoming revenue policies to be implemented.	X			
65	05.18.23	ACTION	Mr. Adams: Update Employee Handbook and Policies.	X			
66	05.18.23	ACTION	Mr. Adams: Obtain and negotiate bill for telephone survey.	X			
67	05.18.23	ACTION	Mr. Adams: Contact District Counsel regarding the demand letter.	X			
68	05.18.23	ACTION	Mr. Adams & Mr. Hall: Address financial matters & take necessary corrective action.	X			
69	05.18.23	ACTION	Mr. Adams: Provide amortization schedules for the Gator and 2 trucks.	X			
70	05.18.23	ACTION	Mr. Hall: Work with the Accounting Department and the contractor to recode expenditures to "Well maintenance – irrigation".	X			
71	06.15.23	ACTION	Mr. Adams: Email Amortization Schedule for the \$700,000 loan to Board Members.	X			
72	06.15.23	ACTION	Mr. Adams: Provide a copy of the holiday decorating contract.	X			
73	06.15.23	ACTION	Mr. Hall: Obtain proposals for resurfacing priorities.	X			
74	06.15.23	ACTION	Mr. Adams: Provide updated budget for discussion at the July meeting.	X			
75	06.15.23	ACTION	Mr. Adams: Re-send emailed reserve study to all Board members.	X			
76	06.15.23	ACTION	Mr. Hall: Confer with Envera to address access issues on Sundays.	X			
77	06.15.23	ACTION	Mr. Adams: Ask Mr. Babbar how best to memorialize a Board decision not to sell the weirs and if a deed restriction is necessary.	X			
78	06.15.23	ACTION	Mr. Chang: Email update regarding inspection of weirs.	X			
79	06.15.23	ACTION	Mr. Hall: Address a double invoicing issue.	X			
80	07.20.23	ACTION	Mr. Henderson: Revise the Allied proposal and present it at the next meeting	X			
81	07.20.23	ACTION	Mr. Holliday: Present a report on Envera's new technology, at a future meeting and provide Board Members with a hard copy in advance of the presentation	X			
82	07.20.23	ACTION	Ms. Green: Forward updated CLI Facebook page to the Board via constant contact.	X			
83	07.20.23	ACTION	Ms. Green: Email residents and request that they alert the Admin office of all instances where the guards failed to notify them of guest visits.	X			
84	07.20.23	ACTION	Mr. Adams: Adjust the budget to include the reserve study costs, Allied increase, increased Management and paver costs.	X			
85	07.20.23	AGENDA	Mr. Adams: Include the weir project as a discussion item on the next agenda	X			
86	07.20.23	AGENDA	Mr. Babbar: Provide 5 hours of legal advice and help review footage of potential theft by the prior Office Administrator and report his findings.	X			
87	08.17.23	ACTION	Mr. Hall: Send email to residents re: school drop off tips				
88	08.17.23	AGENDA	Mr. Krause: REMOVE items 10, 11 from agenda; Table item 12 to Sept. meeting; COUNSEL to attend				
89	08.17.23	ACTION	Mr. Krause: Post Budget Presentation to Website			8/30/2023	
90	08.17.23	ACTION	Mr. Hall: Send email to residents re: budget presentation		X		
91	08.17.23	ACTION	Mr. Hall: Get NEON VESTS for Carpooling Staff				
92	08.17.23	ACTION	Mr. Hall: Get TRAFFIC CONES with reflectors for ALLIED to use				
93	08.17.23	ACTION	Mr. Krause: MEET with Supervisors - financials, agendas, facilities, etc.				
94	08.17.23	ACTION	Supervisors: Provide list of issues to discuss with DM to Mr. Krause				
95	08.17.23	ACTION / AGNEDA	Ms. Thibault: Connect with Mr. Woodcock (Engineer) to review weirs				
96	08.17.23	ACTION	Ms. Green: resend email to residents re: registering for guest notifications via text				
97	08.17.23	ACTION	Staff: send files re: Beach Club Rentals to Supervisor Belyea for review				
98	08.17.23	ACTION / AGNEDA	Mr. Krause & Ms. Thibault: someone to talk to Board re: events management		X		
99	08.17.23	ACTION	Mr. Hall: send email to Supervisors re: prior events planning process				
100	08.17.23	ACTION	Ms. Thompson: send committee policies to Supervisors				
101	08.17.23	ACTION	Mr. Krause: Post ADOPTED BUDGET, MINUTES to website			X	
102	08.17.23	ACTION	Mr. Krause: work with EGIS Insurance on policy discount (new roofs)				
103	08.17.23	ACTION	Mr. Krause: Complete audit of website and UPDATE	X			
104	09.21.23	AGENDA	Mr. Krause: Add EVENTS proposal to next meeting agenda for discussion				
105	09.21.23	ACTION	Mr. Krause/Ms. Green: Add EVENTS CALENDAR to website	X	X		
106	09.21.23	ACTION	Mr. Krause: Invite DISTRICT COUNSEL to attend next CDD Meeting			X	
107	09.21.23	AGENDA	Mr. Krause: Add MEADOWS DEED item to next agenda				
108	09.21.23	AGENDA	Mr. Babbar: Provide UPDATE to Board re: 17923 Cachet Isle Drive (VII. C.)				
109	09.21.23	AGENDA	Mr. Krause: REMOVE EVENTS FORM DISCUSSION from agenda			X	
110	09.21.23	AGENDA	Mr. Krause: Send Updated User Agreement (Exhibit 5) to Counsel for review and placement on next month's agenda				sent 9/25/23
111	09.21.23	AGENDA	Mr. Krause: Send Updated Rental Agreement (Exhibit 6) to Counsel for review and placement on next month's agenda				sent 9/25/23
112	09.21.23	AGENDA	Mr. Krause: Add Agenda Item for advertising Public Hearing to discuss rental fees for the Cory Lakes Beach Club facility, setting date and time		X		
113	09.21.23	ACTION	Mr. Babbar: Provide UPDATE to Board re: 17923 Cachet Isle Drive (VII. C.)	X			
115	09.21.23	ACTION / AGENDA	Mr. Krause: work with POA (Amanda Schewe) to set SPECIAL MEETING in early November to discuss Community Covenants and Bylaws	X			
116	09.21.23	AGENDA	Mr. Krause: place Safety and Security Charter and Objectives on nexst meeting agenda (Exhibits 8 and 9, respectively)			X	
117	09.21.23	AGENDA	Mr. Krause/Ms. Green: Print AGENDA BOOK on BOTH SIDES for 3 Supervisors; bring Tablet for 1 Supervisor				
118	09.21.23	ACTION	Mr. Hall: Look into purchasing additional flat bench for gym				
119	09.21.23	ACTION	Mr. Krause/Mr. Babbar: Send LIABILITY WAIVER to staff to place in office	X			
120	09.21.23	AGENDA	Mr. Krause: Test ZOOM link on agenda			X	
121	09.21.23	AGENDA	Mr. Krause: Add discussion item to agenda: WAYS TO REDUCE LENGTH OF MEETING			X	
122	10.19.23	AGENDA / ACTION	Steve (LMP) - Bring updated proposal for landscaping / mulching		X		
123	10.19.23	ACTION	Larry/Patricia - send Worker's Comp information to Supervisors, re: volunteers				
124	10.19.23	ACTION	John Hall - send arial and description of school carpooling to Larry			X	
125	10.19.23	ACTION	Larry/Vivek - Send arial and description from John Hall to Insurance Co.			X	
126	10.19.23	ACTION	Larry - set up SPECIAL BUDGET MEETING for November 7 at 6:00 p.m.	X			

127	10.19.23	ACTION	Vivek - Provide Advertising language to DM for SPECIAL BUDGET MEETING			x	
128	10.19.23	ACTION	Larry - contact RESERVE STUDY vendors for proposals			x	
129	10.19.23	AGENDA	Larry - Add AUDIT COMMITTEE (Board) to Nov. meeting agenda - Auditors	x			
130	10.19.23	ACTION	Larry - send MEETING INVITATION to Supervisors, Staff for 11/7 Meeting			x	
131	10.19.23	ACTION	Vivek - send email to Dominique re: when to use LIABILITY WAIVER			x	
132	10.19.23	ACTION	Larry - send Rules and Regulations/Procedures to Vivek (Counsel)			x	
133	10.19.23	ACTION	Larry - Have PUBLIC RECORDS REQUEST (PRR) form added to website			x	
134	10.19.23	ACTION / AGENDA	Larry/Vivek - bring back to next meeting COMMITTEE GUIDELINES		x		
135	10.19.23	ACTION	Vivek - send Supervisors Information on TRAINING				
136	10.19.23	AGENDA	Larry - Add CONTRACT BOILERPLATE to Nov. Meeting Agenda			x	
137	10.19.23	ACTION	Larry - remove comments from ZOOM for meetings	x			
138	11.7.23	ACTION	John - provide lighting contracts for streetlights				
139	11.7.23	ACTION	Larry - Request Contracts from TECO for Streetlights				
140	11.7.23	ACTION	Larry - Review Past Meeting Minutes for Board Approval of Landscaping				
141	11.7.23	AGENDA	Larry - Add Budget Amendment to November meeting agenda			x	
142	11.7.23	ACTION	Larry/John - Connect with LMP re: Fuel Surcharge (need the to send us authorization)	x			
143	11.7.23	ACTION	Staff - need to establish best methodology for stabilizing pavers - bring back by December or January				
144	11.7.23	ACTION	Larry - price out insurance based on new roofs at Beach Club and Guard Houses			x	
145	11.7.23	ACTION	Patrica - bring updated Budget to next meeting			x	
146	11.7.23	ACTION	Larry - place Budget PPT on CDD Website			x	
147	11.7.23	ACTION	Staff/Supervisors - draft and send email message to community, re: Budget			x	
148	11.7.23	ACTION	Dominique - Send email to community, re: cleaning landscaping debris				
149	11.16.23	ACTION	Larry - Provide Supervisors with Summary/Comparison of RFP responses, re: Auditors			x	
150	11.16.23	AGENDA	Larry - Add Landscaping Fuel Surcharge discussion to agenda for December		x		
151	11.16.23	ACTION	Larry - send Allied PPT to Supervisors			x	
152	11.16.23	AGENDA	Allied - bring back updated options for security				
153	11.16.23	ACTION	Larry/Patricia - add RENTAL and SPONSHORSHIP line item to budget under Office Administrator	x			
154	11.16.23	AGENDA	Larry - Move Office Administrator Report to other Staff Reports			x	
155	11.16.23	AGENDA	Larry - number all pages in Agenda Packet			x	
156	11.16.23	ACTION	Larry - send POA Joint Meeting dates to Vivek, then POA (1/15, 1/8)	x			
157	11.16.23	ACTION	John/Dominique - bring back guidelines for agreements in December				
158	11.16.23	ACTION	Larry - Advertise RFP for Auditing Services & Next Audit Committee Meeting			x	
159	11.16.23	AGENDA	Larry - Bring back Discussion on Changing District Rules to Policies			x	
160	11.16.23	AGENDA	Larry - add the Meeting Date to the Minutes document title			x	
161	11.16.23	ACTION	Larry - check with District Counsel on Volunteers for painting monuments	x			
162	11.16.23	ACTION	Larry - Coord. With Patricia on prorating raises for John and Dominique	x			
163	12.21.23	ACTION	John/Larry - Invite LMP Executives to the January 18 CDD Meeting			12/24/2023	
164	12.21.23	ACTION	Larry - Advertise JOINT POA/CDD 1/11/24 Meeting in Tampa Bay Times			x	
165	12.21.23	ACTION	BREEZE - add page numbers to financials (separate from packet)			x	
166	12.21.23	ACTION	Patricia - add Dashboard to Financials			x	
167	12.21.23	ACTION	John/Dominique - review/submit changes to rules to District Manager		x		
168	12.21.23	ACTION	Supervisors - review/submit changes to rules to District Manager		x		
169	12.21.23	ACTION	Larry - check on procedures in other districts for requesting facility use			x	
170	12.21.23	ACTION	Larry - DRAFT notice email/flyer alerting people to no longer park/stand at guard gate			x	
171	12.21.23	ACTION	Dominique to send out meeting notice reminders 7 days prior to meetings	x			
172	12.21.23	ACTION	Larry - Advertise Feb. 22 CDD Regular Meeting in Tampa Bay Times		x		
173	12.21.23	AGENDA	Larry - Add Commissioner Hagan to Feb. 22 Agenda - at the TOP		x		
174	12.21.23	ACTION	Vivek - send Recreation Amenity Policy to Staff and Supervisors			x	
175	01.18.24	ACTION	LMP to send weekly/monthly reports to John Hall	x			
176	01.18.24	ACTION	Larry to send/check on cancellation of services notice to Grau & Associates		x		
177	01.18.24	ACTION	Larry and John to confer with Counsel re: 17923 Cachet Isle	x			
178	01.18.24	ACTION	John/Dominique - create list of projects/costs that need to be addressed				
179	01.18.24	AGENDA	Larry - add Commissioner Hagan to beginning of Agenda to address safety				
180	01.18.24	ACTION	John - change out 25 MPH sign that is faded				
181	01.18.24	ACTION	Larry - send Commission on Ethics Link to Supervisors to register emails				
182	01.18.24	ACTION	Larry to reach out to Counsel re: Supervisor online training		x		
183	01.18.24	ACTION	John/Dominique - info. Campaign to residents, re: fingerprint access	x			
184	01.18.24	ACTION	Larry to send finalized, updated DRAFT of CLI Non-Exclusive 2-Hour Beach Club User Agreement to Supervisors, then Counsel for final review		x		
185	02.22.24	ACTION / AGENDA	Patricia - Bring proposal for Security Tech Access for CDD to March Meeting				
186	02.22.24	ACTION	Larry - Advertise for the BUDGET Workshop for March 26 at 6 p.m.			x	
187	02.22.24	ACTION / AGENDA	Larry - send Non-Exclusive Beachclub Agreement UPDATES to Counsel; bring back for consideration/approval by Board in March		x		
188	02.22.24	AGENDA	Larry - Add BUDGET Workshop on March 26 to Meeting Schedule			x	
189	02.22.24	ACTION / AGENDA	Larry - EDIT all received changes to Rule & Procedures and include in MARCH meeting agenda			x	
190	02.22.24	ACTION	Larry - confirm with Counsel whether to update Rules first or convert to Policies first (Counsel advises updating them first)			x	

Sent Email to Counsel and JH 1.22.24

Sent Email to Counsel and JH 1.22.24

sent to supervisors for their review 1.23.24

Cory Lakes

Community Development District

EXHIBIT

8

AGENDA

Office Administrator & Events Monthly Report

Meeting date: March 21, 2024

CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine invoice coding and AP aging reports.
- Office Organization
- Envera and Morpho conversions and updates
- Hiring new staff
- Planning yearly events
- Vetting sponsorships for upcoming CDD sponsored events

CDD Events

Spring Festival coming-03/30/2024

Facebook Page

- Follow Cory Lakes CDD on Facebook for any updates or upcoming events

Spring Festival

Join us as we celebrate the Spring Festival to usher in the new year! This time-honored custom celebrates rebirth and new beginnings. An event the whole family can enjoy. We will have games, a DJ, entertainment, food trucks, an Easter egg hunt and more.

SATURDAY, MARCH 30, 2024
11AM-1PM

**CORY LAKE
BEACH CLUB**

10441 Cory Lake Dr. Tampa, FL 33647



Cory Lakes

Community Development District

EXHIBIT

9

AGENDA



New Salem M.B. Church Presents

FISH & LOAVES FOOD PANTRY

**EVERY SATURDAY
9 AM - 12 PM**



Free! Free! Free!

**8525 N. 78th Street
Temple Terrace, Fl. 33637**

Call for more info 813-985-7825

Made with PosterMyWise.com

Welcome to
Greco's

Tuesday thru Thursday
11:00am - 3:00pm

FOOD PANTRY

FEEDING THOSE IN NEED ONE BAG AT A TIME.

Greco Middle Magnet School

6925 E. Fowler Avenue

Temple Terrace, FL 33617

For more information, call (813) 987-6926



EASTER EGG HUNT

AND

FAMILY HEALTH DAY



HARVEST HOPE PARK

10 A.M. - 1 P.M.

13704 N. 20TH ST, TAMPA, FL 33613



Prizes and Giveaways
Health Screenings
Wellness Workshop



Cory Lakes

Community Development District

EXHIBIT

10

AGENDA

Cory Lakes Community Development District

Facilities Manager

March 2024, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines. (Monthly)
2. Restacked tables and chairs after rentals.
3. Reset ice machine in the kitchen.
4. Reset clocks for DST

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Repaired steps and painted west side and crossover.
5. Reset clocks for DST.
6. Had stairs and furniture pressure washed.
7. Replaced transformer

PLAYGROUNDS

1. Kept clean and organized. Lots of leaf litter this time of year.
2. Most work done. Need to paint the columns at the pool playground.
3. Ordered parts from Playmore. Should be delivered and installed in April.

GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Helped with routine sanitation.

LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. (Ongoing)
2. Working on irrigation issues around the community. Ongoing
3. LMP starting self-inspections.
4. LMP working on seasonal cutbacks.

LAKE MANAGEMENT

1. Solitude was out this week and treated some of the lake for grass and algae.
2. Lake and pond levels are holding well with the rain.

3. Lake overall looks good.

SECURITY

1. Allied management still working on keeping gates staffed. Many new faces. Still having lots of turn over. Seems every week is a new face. Trying to fix some guard issues. (Ongoing)
2. Allied has all new management from the Area manager down.

OTHER ACTIONS

1. Working with District engineers on inspections of the community SWFWMD control structures. (Nothing new to report on this)
2. Working with District engineer on drainage issue on Cachet Isle. Ongoing (Vivek has sent out a notice to homeowner. SWFWMD has issued a violation to the District so we will have to game plan on how to resolve this issue. (Homeowner still asking for more time) Not getting response from resident's engineer.
3. Started cleaning rust stains on MB entry. Ongoing
4. Replaced hockey nets.
5. Repaired fence at hockey rink.
6. Repaired well at Cross Creek entrance.
7. Approved inspection of storm water system.
8. Repaired roadway depression under asphalt at Cross Creek entrance.
9. Showed Dominique how to do basics until a new FM is hired.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate hinges.
3. Replaced lift station pump motor behind Cross Creek gate.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Greased gate hinges.
3. Repaired one sconce light.

Action Plan for April February 2024

Thanks for 8 years! CLI will always be a special place to me!

Cory Lakes

Community Development District

EXHIBIT

11

AGENDA

Introduced in House (10/26/1993)

[Congressional Bills 103th Congress]

[From the U.S. Government Printing Office]

[H.R. 3365 Introduced in House (IH)]

103d CONGRESS

1st Session

H. R. 3365

To amend title 18, United States Code, to protect the personal privacy and safety of licensed drivers, taking into account the legitimate needs of government and business.

IN THE HOUSE OF REPRESENTATIVES

October 26, 1993

Mr. Moran (for himself, Mr. Frank of Massachusetts, Ms. Pelosi, Mr. Towns, Mr. Scott, Ms. Byrne, and Mrs. Morella) introduced the following bill; which was referred to the Committee on the Judiciary

A BILL

To amend title 18, United States Code, to protect the personal privacy and safety of licensed drivers, taking into account the legitimate needs of government and business.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the ``Driver's Privacy Protection Act of 1993''.

SEC. 2. PROHIBITION ON RELEASE OF CERTAIN PERSONAL INFORMATION BY STATES.

(a) In General.--Title 18, United States Code, is amended by inserting after chapter 121 the following:

`` CHAPTER 123--PROHIBITION ON RELEASE OF CERTAIN PERSONAL INFORMATION BY STATES

`` Sec.

`` 2721. Prohibition on release of certain personal information by States.

`` 2722. Additional unlawful acts.

`` 2723. Penalties and remedies.

`` 2724. Effect on State and local law.

`` 2725. Definitions.

`` Sec. 2721. Prohibition on release of certain personal information by States

`` (a) In General.--It shall be unlawful for any person or other entity to disclose personal information derived from an individual's motor vehicle records to any other person or entity, other than to the individual, except as permitted under this chapter.

`` (b) Exceptions.--Personal information referred to in subsection (a) of this section may be disclosed for any of the following uses:

`` (1) For use by any Federal or State court in carrying out its functions.

`` (2) For use by any Federal or State agency in carrying out its functions.

`` (3) For use in connection with matters of automobile and driver safety, including manufacturers of motor vehicles conducting a recall of motor vehicles.

`` (4) For use in the normal course of business by a legitimate business (including an insurer or insurance support organization) or its agents or employees or contractors, but only--

`` (A) to verify the accuracy of personal information submitted by the individual to the business; and

`` (B) if such information as so submitted was not correct, to obtain the correct information, but only for the purpose of pursuing remedies against an individual who provided false information or presented a check or similar item that was not honored.

`` (5) For use in any civil or criminal proceeding in any Federal or State court.

`` (6) For use in research activities, if the motor vehicle department determines that such personal information will not be used to solicit the individual and that the individual is not identified or associated with the requested information.

`` (7) For use in marketing activities, if the motor vehicle department--

`` (A) has provided in a clear and conspicuous manner to the individual an opportunity to prohibit such disclosure;

`` (B) has received assurances that the information will be used, rented, or sold solely for a permissible use under this chapter, including marketing activities;

and

`` (C) has received assurances that each entity that sells or uses the information so obtained keeps complete records identifying each purpose for which the information is used and each organization that receives the information.

`` (8) For purposes of reselling the personal information for a permissible use under paragraph (7) of this subsection, but only if each person or other entity that sells or uses the information so obtained keeps complete records identifying--

`` (A) each purpose for which the information is used; and

`` (B) each person or other entity that receives the information.

`` (9) For use by any insurer or insurance support organization, or its employees, agents, and contractors, but only in connection with claims investigation activities or antifraud activities.

`` (c) Waiver Procedures.--(1) Each State shall establish and carry out procedures under which--

`` (A) an individual to whom the information pertains may authorize the agency to disclose such information; and

`` (B) any motor vehicle department of the State may enter into an agreement with any business (including an insurer or insurance support organization) or its agents, employees, or contractors, based upon a certification that the business has obtained or will have obtained consent from the individual to whom the information pertains, to obtain requested personal information from such department.

`` (2) Any State department of motor vehicles, upon receiving a request for personal information referred to in subsection (a) of this section, other than for a use referred to in subsection (b) of this section, shall, if such request is not accompanied by a waiver in accordance with paragraph (1) of this subsection, mail, within 10 days following the receipt of such request, a copy of that request to the individual concerning whom the personal information was requested informing such individual of the request, together with a statement to the effect that such information will not be released unless the individual waives such individual's right to confidentiality under this section.

`` Sec. 2722. Additional unlawful acts

`` (a) Procurement for Unlawful Purpose.--It shall be unlawful for any person knowingly to obtain or use personal information, derived from a motor vehicle record, for any purpose not described in section 2721(b) of this title.

`` (b) False Representations; Unlawful Distribution.--It shall be unlawful for any person to make any false representation to obtain or use any personal information derived from an individual's motor vehicle record.

`` Sec. 2723. Penalties and remedies

`` (a) Willful Violations by Non-Governmental Entities.--Any person or other entity (other than a State or agency thereof) that willfully violates this chapter shall be fined under this title or imprisoned not more than 1 year, or both.

`` (b) Nonwillful Violations by Non-Governmental Entities.-- Any person or other entity (other than a State or agency thereof) that violates this chapter shall be subject to a civil penalty in an amount not to exceed \$5,000.

`` (c) Violation by Governmental Entities.--If a State or agency thereof willfully violates this chapter, the State shall be subject to a civil penalty in the amount of \$10,000. Each day of continued noncompliance by the State shall constitute a separate violation.

`` Sec. 2724. Effect on State and local law

`` A State or local government may prohibit conduct that is permitted in the exceptions set forth in section 2721(b) of this title.

`` Sec. 2725. Definitions

`` As used in this chapter--

`` (1) the term `personal information' means an individual's name, address, telephone number, social security number, driver's identification number, medical and disability information, photograph, or other information that identifies a particular individual;

`` (2) the term `State' includes the District of Columbia, Puerto Rico, and any other possession or territory of the United States; and

`` (3) the term `motor vehicle record information' means--

`` (A) information about who is licensed to drive vehicles on the public highways, including any personal information about the licensed driver that is maintained as part of, or is associated with, a listing of who is so licensed;

`` (B) registration information about a motor vehicle; and

`` (C) information about violations of traffic laws and similar information kept about a licensed driver in connection with the operations of a governmental authority that controls such licensing."

(B) Clerical Amendment.--The table of chapters at the beginning of part I of title 18, United States Code, is amended by inserting after the item relating to chapter 121 the following new item:

`` 123. Prohibition on Release of Certain Personal Information by States. 2721".

Cory Lakes

Community Development District

EXHIBIT

12

AGENDA

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION:

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

DATE	MEETING TYPE	TIME
October 19, 2023	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/87271417819?pwd=OFVySWMyR1diL0lOWEpWSC82SWhCUT09		
Dial In: 1-305-224-1968	Meeting ID: 872 7141 7819	Passcode: 776805
November 7, 2023	Special Budget Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/87271417819?pwd=OFVySWMyR1diL0lOWEpWSC82SWhCUT09		
Dial In: 1-305-224-1968	Meeting ID: 872 7141 7819	Passcode: 776805
November 16, 2023	Audit Committee/Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
December 21, 2023	Audit Committee/Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
January 11, 2024	Special Joint Meeting with POA	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
January 18, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
February 22, 2024	Regular Meeting – NEW DAY	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
March 21, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456

March 26, 2024	Budget Workshop Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
April 18, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
May 16, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
June 20, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
July 18, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
August 15, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
September 19, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456

Cory Lakes

Community Development District

EXHIBIT

13

AGENDA

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Workshop** was published in said newspaper by print in the issues of **3/ 6/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

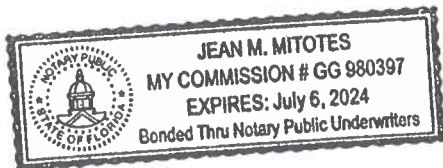
Signature Affiant

Sworn to and subscribed before me this **03/06/2024**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FY 2025 BUDGET WORKSHOP

The Board of Supervisors ("Board") of the Cory Lakes Community Development District ("District") will hold a Fiscal Year 2025 Budget Workshop on Tuesday, March 26, 2024, at 6:00 p.m. at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

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The Budget Workshop is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: <https://www.corylakescdd.net/>. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Members of the public may attend the meeting via Zoom at: <https://us02web.zoom.us/j/83731431918?pwd=cMzOTNheDErWDFaQU9QUFFXSjRZdz09>
Meeting ID: 837 3143 1918, Passcode: 123456 or by dialing 1-305-224-1968, meeting ID: 837 3143 1918, Passcode: 123456.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Manager Larry Krause with Breeze, via phone at (813) 565-4663 or via email at: larry@breezehome.com, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's office.

District Manager
Cory Lakes Community Development District
March 6, 2024

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