

# **CORY LAKES**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**February 16, 2023**

**BOARD OF SUPERVISORS**

**REGULAR**

**MEETING AGENDA**

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

**AGENDA**  
**LETTER**

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

February 9, 2023

Board of Supervisors  
Cory Lakes Community Development District

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

The Board of Supervisors of the Cory Lakes Community Development District will hold a Regular Meeting on February 16, 2023 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public may listen to and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/83397954590>, Meeting ID: **833 9795 4590**, or telephonically at **1-929-205-6099**, Meeting ID: **833 9795 4590**. The agenda is as follows:

1. Call to Order/Roll Call/Pledge of Allegiance
2. Chairman's Opening Comments
3. Other Supervisors' Opening Comments
4. Public Comments (*agenda items*) [3 minutes per speaker]
5. Acceptance of Unaudited Financial Statements as of December 31, 2022
6. Staff Updates
  - A. Landscape Maintenance
  - B. Allied Universal
7. Staff Report - Office Administrator: *Amanda Evans*
  - A. Discussion/Consideration of Beach Club Facility Agreement
8. Continued Discussion: Community Survey Regarding Building a Gym Vs Adding on Beach Club Vs No Gym
  - Continued Discussion: Town Hall Meeting Regarding Potential Gym Project
9. Continued Discussion: Towing Issues and Options
10. Discussion: Insurance Requirements for Instructors

11. Discussion: Food Safety at CDD Events
12. Committee Reports
  - A. Security
  - B. Landscape Aquascape Facilities (LAF)
13. Approval of Minutes
  - A. Board of Supervisors: January 19, 2023
    - I. Summary of Motions
    - II. Regular Meeting
    - III. Action/Agenda or Completed Items
  - B. Sunshine Board Online Workshop: January 20, 2023 – February 15, 2023 *(to be provided under separate cover)*
    - Discussion: Dissolving the Sunshine Board
  - C. LAF Committee: February 6, 2023
  - D. Other
14. Staff Reports
  - A. District Engineer: *Johnson Engineering, Inc.*
    - Consideration of Sanitary Line Video Inspection Costs and Proposals
    - Update: Proposals for Weir Replacement
  - B. Facilities Manager: *John Hall*
    - Consideration of Proposals for Monument Improvements
  - C. District Counsel: *Straley Robin Vericker, P.A.*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: March 16, 2023 at 6:00 PM

○ QUORUM CHECK

Seat 1	Ronald Acoff	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 2	Rene Fontcha	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 3	Jorge Castillo	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 4	Ann Belyea	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Seat 5	Cynthia McIntyre	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

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

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**FOR PUBLIC PARTICIPATION**

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

**MEETING ID: 833 9795 4590**

**OR**

**CALL IN NUMBER: 1-929-205-6099**

**MEETING ID: 833 9795 4590**

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2022**

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2013A-1	Debt Service Series 2017 Note	
<b>ASSETS</b>					
Operating account					
Iberia - operating acct	\$ 10,605	\$ -	\$ -	\$ -	\$ 10,605
Iberia - debit card	2,856	-	-	-	2,856
SunTrust - operating acct-2700	123,587	-	-	-	123,587
SunTrust - operating acct-2321	699,979	-	-	-	699,979
SunTrust - debit card	1,320	-	-	-	1,320
MMK account	1,560,048	-	-	-	1,560,048
Investments					
Revenue	-	148,059	266,235	18,563	432,857
Reserve	-	52,303	3,150	10,001	65,454
Prepayment	-	-	1,043	-	1,043
Due from other	3,806	-	-	-	3,806
Deposits	23,154	-	-	-	23,154
Retainer	5,000	-	-	-	5,000
Total assets	<u>\$ 2,430,355</u>	<u>\$ 200,362</u>	<u>\$ 270,428</u>	<u>\$ 28,564</u>	<u>\$ 2,929,709</u>
<b>LIABILITIES</b>					
<b>Liabilities:</b>					
Accounts payable	\$ 30,421	\$ -	\$ -	\$ -	\$ 30,421
JSAPP deposit	4,214	-	-	-	4,214
Total liabilities	<u>34,635</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>34,635</u>
<b>FUND BALANCES</b>					
Nonspendable					
Deposits	23,154	-	-	-	23,154
Restricted for:					
Debt service	-	200,362	270,428	28,564	499,354
Assigned					
3 months working capital	458,915	-	-	-	458,915
Unassigned	1,913,651	-	-	-	1,913,651
Total fund balances	<u>2,395,720</u>	<u>200,362</u>	<u>270,428</u>	<u>28,564</u>	<u>2,895,074</u>
Total liabilities and fund balances	<u>\$ 2,430,355</u>	<u>\$ 200,362</u>	<u>\$ 270,428</u>	<u>\$ 28,564</u>	<u>\$ 2,929,709</u>



**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
<b>REVENUES</b>					
Assessment levy: net of discounts	\$ 1,370,704	\$ 2,163,435	\$ 2,380,347	91%	\$ 595,087
Interest and miscellaneous	5,238	8,635	30,000	29%	7,500
Total revenues	<u>1,375,942</u>	<u>2,172,070</u>	<u>2,410,347</u>	90%	<u>602,587</u>
<b>EXPENDITURES</b>					
<b>Administrative</b>					
Supervisors	-	1,000	12,000	8%	3,000
Payroll services	-	77	600	13%	150
Payroll taxes - FICA	58	114	900	13%	225
Payroll taxes - unemployment	-	-	325	0%	81
District management	4,583	13,750	55,000	25%	13,750
Assessment roll preparation	417	1,250	5,000	25%	1,250
Bond amortization schedule fee	-	-	1,500	0%	375
Disclosure report	250	750	3,000	25%	750
Trustee	-	3,556	7,200	49%	1,800
Audit	-	-	6,400	0%	1,600
Arbitrage rebate calculation	-	-	2,500	0%	625
Legal - general counsel	232	663	10,000	7%	2,500
Engineering	765	2,835	10,000	28%	2,500
Insurance: general liability & public officials	-	39,293	42,000	94%	10,500
Insurance: worker's compensation	-	4,170	5,500	76%	1,375
Legal advertising and Sunshine Board	-	-	4,500	0%	1,125
Bank fees	-	-	1,500	0%	375
Credit card discount	9	74	200	37%	50
Dues & licenses	-	175	175	100%	44
Postage	133	251	2,000	13%	500
Tax collector	27,444	43,316	99,181	44%	24,795
Contingencies	130	352	2,000	18%	500
Total administrative	<u>34,021</u>	<u>111,626</u>	<u>271,481</u>	41%	<u>67,870</u>
<b>Field operations</b>					
<b>Utilities</b>					
Communication	2,787	9,744	20,000	49%	5,000
Website	-	-	705	0%	176
ADA website compliance	-	210	210	100%	53
Streetlights	20,132	40,264	155,000	26%	38,750
Electricity	7,769	14,208	60,000	24%	15,000
Propane	-	-	400	0%	100
Water, sewer & irrigation	1,286	2,495	20,000	12%	5,000
Solid waste removal	691	2,763	8,000	35%	2,000
Sewer lift stations	85	425	2,500	17%	625
Total utilities	<u>32,750</u>	<u>70,109</u>	<u>266,815</u>	26%	<u>66,704</u>
<b>Security operations</b>					
Security staffing contract services	50,810	67,861	445,000	15%	111,250
Contractual virtual guard	8,011	14,691	59,000	25%	14,750
Off-duty policing	-	1,263	21,000	6%	5,250
Total security operations	<u>58,821</u>	<u>83,815</u>	<u>525,000</u>	16%	<u>131,250</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Field office administration					
Field manager	5,753	15,857	67,100	24%	16,775
Office administrator	4,504	12,325	53,900	23%	13,475
Payroll taxes	807	2,295	15,000	15%	3,750
Seasonal decorations	-	29,475	60,000	49%	15,000
Beach club office equipment	641	1,130	4,500	25%	1,125
Beach club office supplies	724	1,745	3,000	58%	750
Beach club gym supplies	-	1,566	20,600	8%	5,150
Guard office equipment	-	-	1,000	0%	250
Guard office supplies	-	-	1,500	0%	375
Community events supplies	503	8,724	18,500	47%	4,625
Pool & beach club attendants	294	1,819	26,000	7%	6,500
Total field office administration	<u>13,226</u>	<u>74,936</u>	<u>271,100</u>	28%	<u>67,775</u>
Landscape maintenance					
Landscaping	34,793	190,346	407,000	47%	101,750
Beach sand	-	-	3,000	0%	750
Annuals & seasonal plant installation	-	2,000	5,000	40%	1,250
Plant replacement	-	148	30,000	0%	7,500
Sod replacement	-	-	10,000	0%	2,500
Well maintenance - irrigation	-	-	3,000	0%	750
Irrigation - maintenance	-	1,927	7,500	26%	1,875
Tree removal	-	17,256	35,000	49%	8,750
Lake & pond maintenance	3,864	11,593	55,640	21%	13,910
Total landscape maintenance	<u>38,657</u>	<u>223,270</u>	<u>556,140</u>	40%	<u>139,035</u>
Facilities maintenance					
Outside facilities maintenance	15,887	63,036	100,000	63%	25,000
Capital reinvestment note 2022 repayment	-	10,442	161,292	6%	40,323
Car and cart repairs and maintenance	545	1,828	6,000	30%	1,500
Rentals and leases	706	1,411	31,644	4%	7,911
Cleaning	-	2,860	16,000	18%	4,000
Pest control	-	300	1,800	17%	450
Security gate maintenance & repair	318	373	5,000	7%	1,250
Security gate maintenance & repair - cachet	1,367	1,367	2,000	68%	500
Monuments & signs	-	-	5,000	0%	1,250
Fountains	-	-	7,000	0%	1,750
Storm water drainage	-	-	35,000	0%	8,750
Recreation equipment maintenance & repair	655	3,043	15,000	20%	3,750
Building equipment maintenance & repair	25	3,036	15,000	20%	3,750
Pressure washing	-	1,500	7,500	20%	1,875
Paver, streets and sidewalk repairs, cleaning	18,369	35,089	75,000	47%	18,750
Total facilities maintenance	<u>37,872</u>	<u>124,285</u>	<u>483,236</u>	26%	<u>120,809</u>

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	Current Month	Year To Date	Adopted Budget	% of Budget	Prorated Budget
Facilities maintenance (pool)					
Pool maintenance	-	3,495	21,000	17%	5,250
Pool repairs	-	150	7,000	2%	1,750
Pool heater utilities	451	562	8,000	7%	2,000
Pool permit	-	-	575	0%	144
Total facilities maintenance (pool)	<u>451</u>	<u>4,207</u>	<u>36,575</u>	12%	<u>9,144</u>
Total field operations	<u>181,777</u>	<u>580,622</u>	<u>2,138,866</u>	27%	<u>534,717</u>
<b>Infrastructure reinvestment</b>					
Capital improvement program					
Capital outlay	-	-	360,000	0%	90,000
Total infrastructure reinvestment	-	-	360,000	0%	90,000
Total expenditures	<u>215,798</u>	<u>692,248</u>	<u>2,770,347</u>	25%	<u>692,587</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,160,144	1,479,822	(360,000) *		
Fund balance - beginning (unaudited)	<u>1,235,576</u>	<u>915,898</u>	<u>1,004,835</u>		
Fund balance - ending (projected)					
Assigned					
3 months working capital	482,069	482,069	482,069	**	
Unassigned	<u>1,913,651</u>	<u>1,913,651</u>	<u>162,766</u>	***	
Fund balance - ending	<u><u>\$ 2,395,720</u></u>	<u><u>\$ 2,395,720</u></u>	<u><u>\$ 644,835</u></u>	****	

**Notes:**

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

\* This number determined by subtracting total expenditures from total revenues

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

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

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

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 61,019	\$ 96,309	\$ 106,214	91%
Interest	281	1,650	-	N/A
Total revenues	<u>61,300</u>	<u>97,959</u>	<u>106,214</u>	92%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	30,000	30,000	100%
Principal prepayment	-	230,000	-	N/A
Interest	-	36,269	71,788	51%
Total debt service	<u>-</u>	<u>296,269</u>	<u>101,788</u>	291%
<b>Other fees &amp; charges</b>				
Tax collector	1,220	1,926	4,426	44%
Total other fees & charges	<u>1,220</u>	<u>1,926</u>	<u>4,426</u>	44%
Total expenditures	<u>1,220</u>	<u>298,195</u>	<u>106,214</u>	281%
Excess/(deficiency) of revenues over/(under) expenditures	60,080	(200,236)	-	
Fund balances - beginning	<u>140,282</u>	<u>400,598</u>	<u>175,749</u>	
Fund balances - ending	<u>\$ 200,362</u>	<u>\$ 200,362</u>	<u>\$ 175,749</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2013A-1  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: net of discounts	\$ 55,066	\$ 86,913	\$ 93,958	93%
Interest	484	1,366	-	N/A
Total revenues	<u>55,550</u>	<u>88,279</u>	<u>93,958</u>	94%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	460,000	0%
Principal prepayment	-	5,000	5,000	100%
Interest	-	6,301	12,534	50%
Total debt service	<u>-</u>	<u>11,301</u>	<u>477,534</u>	2%
<b>Other fees &amp; charges</b>				
Tax collector	1,101	1,738	3,915	44%
Total other fees & charges	<u>1,101</u>	<u>1,738</u>	<u>3,915</u>	44%
Total expenditures	<u>1,101</u>	<u>13,039</u>	<u>481,449</u>	3%
Excess/(deficiency) of revenues over/(under) expenditures	54,449	75,240	(387,491)	
Fund balances - beginning	<u>215,979</u>	<u>195,188</u>	<u>387,491</u>	
Fund balances - ending	<u>\$ 270,428</u>	<u>\$ 270,428</u>	<u>\$ -</u>	

**CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2017 NOTE  
FOR THE PERIOD ENDED DECEMBER 31, 2022**

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

**CORY LAKES**

Community Development District

Series 2013 Bonds

\$1,425,000

**Debt Service Schedule**

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

**CORY LAKES**

Community Development District

Series 2013 Refunding Bonds

\$4,245,000

**Debt Service Schedule**

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



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

# Office Administrator & Events Monthly Report

Meeting date: February 16, 2022

## CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine website, email blast, Facebook and signage updates.
- Routine invoice coding and AP aging reports.
- There was a total of 4 Beach Club rentals.
- Continued training of office staff.
- Hired and training a new pool attendant.
- Reviewed all 3 of our systems to ensure we have the most up-to-date information for our tenants. Starting the project with my assistant to complete the semiannual review of the homeowner's information as well.
- Created a breakdown of event spending for this fiscal year to date. **\*\*See below\*\***
- Did a trial run of a new digital "Islander". So far we did not get great feedback about the email blast. I have talked with KEM Media Group and they are still willing to continue the digital publication.

## CDD Events

### UPCOMING:

- International Food & Arts Festival | 2/18/23 11am-2pm – We currently have 35 vendors registered. A map with spots for each vendor will be emailed out one week before the event. Set up will include staking out the festival area, chalking numbers for each vendor space and setting up a tent for the "CDD information booth" and the DJ. Clean up will include removing all trash and items from the event area.
- Spring Festival | 3/18/23 11am-1pm- There will be a 12ft dry slide, Bungee trampoline, rock wall, DJ (confirmed with new DJ), face painting, petting zoo and egg hunts.

### COMPLETED:

- NONE

	Projected Cost	Actual Cost	
Fall Festival	\$4,500	\$3,849.28	
Veteran's Day Event	\$650	\$ 405.57	
Boat Parade	\$2,300	\$ 2,183.86	
Cookie with Santa	\$600	\$ 789.76	Year to date on Financials as of Jan. 2023
<b>TOTAL</b>	<b>\$8,050</b>	<b>\$7,228.47</b>	<b>\$ 7,956.00</b>

**\*\*The \$700 difference is due to purchasing the popcorn machine and other event items that are used for several events\*\***

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**7A**

## Beach Club Facility Agreement

The Resident expressly agrees that access to and the use of the Cory Lakes community Development District (the "District") Beach Club and its' equipment shall be undertaken only by a Resident and his/her guests and family members is at his/her own risk. The District shall not be liable for any injuries, damage or loss due to injury, property loss or damage occurring from the use or occupancy of the facility whether on the premises, in the parking lot or areas adjacent to the facility. The resident agrees to hold harmless and not sue the district with respect to any cause of action as a due to the above-mentioned terms.

\_\_\_\_\_ 1) Only homeowners in Cory Lake Isles may reserve and rent the Beach Club for private events via the "short term usage agreement" for up to 2 hours or the "Long Term Usage Agreement" for up to 6 hours. Refer to the CDD Rules and Regs for a list of dates the Beach Club is not available for rent. The total time rented includes set up and post-event clean up. The Beach Club rentals are available between the hours of 9am and 11pm for 6-hour rentals and 9am to 9pm for 2 hour rentals.

\_\_\_\_\_ 2) The period of the rental agreement must not be violated. If the event exceeds the scheduled time limit or it is not cleaned up to the pre-event condition, a portion or all the deposit, will be forfeited to cover the additional staff time. The attendant will verify that above conditions have been met and/or the video surveillance will also be used to confirm the conditions of the agreement are met.

\_\_\_\_\_ 3) A Beach Club rental is not confirmed until all fees associated with the rental are submitted to the CDD Main Office & the rental is approved by the office Administrator/ Facilities Manager. In addition to rental fees, a Security Deposit of \$500 is required for Long Term Rental (for up to 6 hours) and \$200 (for up to 2 hours). These deposits can be waived by District's Board of Supervisors at a board meeting.

\_\_\_\_\_ 4) The Cory Lakes CDD Office Administrator and/or Facilities Manager, has the authority to approve or deny a rental request. A Denial may be appealed to the District's Board of Supervisors at the next available board meeting.

\_\_\_\_\_ 5) The resident reserving the beach club assumes personal responsibility and risk for their event and agree to pay for any theft or damage caused to the Beach Club or the District property during their use. This same resident MUST be present during the entire event.

\_\_\_\_\_ 6) The Beach Club is open during office hours Mon-Friday. Access to the Beach Club after office hours Mon- Friday and Weekends is only to those with a signed "Short-Term or Long-Term Beach Club User Agreement". Use of the Beach Club without a rental agreement after routine Beach Club office hours is not allowed and can result in suspension of privileges.

\_\_\_\_\_ 7) While a Resident has a valid signed BC User Agreement in effect to use the facility after office hours, allowing another person access to the Beach Club (other than their guests for the event) can result in Suspension and Termination of the residents' privileges as outlined in the CDD Rules and Regulations.

\_\_\_\_\_ 8) All residents must have Facility Access upon entering the amenities after BC hours (or be a guest of a resident that has facility access). Facility access afterhours if only via a signed Short-Term or Long-Term Beach Club user agreement.

\_\_\_\_\_ 9) Children under 18 years of age must be accompanied by a parent or adult resident at least eighteen (18) of age.

\_\_\_\_\_ 10) Disregard for any District Facilities rules or policies may result in expulsion from the facility and/or loss of privileges in accordance with the CDD Rules and Regs.

\_\_\_\_\_ 11) Patrons and their guests shall always treat all staff members with courtesy and respect.

\_\_\_\_\_ 12) All doors must remain closed at all times, except when patrons and guests are entering or exiting the building. DO NOT disengage the id access feature by turning the locking mechanism on the door so it remains open.

\_\_\_\_\_ 13) 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.

\_\_\_\_\_ **14) 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)**

\_\_\_\_\_ 15) Smoking and drinking of alcoholic beverages is not allowed in the Beach Club. Alcohol may be consumed if approved by the CDD Board of Supervisors or the additional \$100 fee has been paid.

\_\_\_\_\_ 16) The maximum capacity allowed for use of the Beach Club is one hundred (100) persons.

\_\_\_\_\_ 17) All trash and garbage must be removed and placed in the appropriate receptacle. Any one renting the facility via a Short Term or Long Term rental is responsible for removing ALL TRASH AT THE END OF THE event or activity.

\_\_\_\_\_ 18) All displays, favors or remnants of the event must be removed.

\_\_\_\_\_ 19) All of the furniture and other items must be returned to their original position.

\_\_\_\_\_ 20) There must be no damage to the Beach Club and its property.

\_\_\_\_\_ 21) Only tabletop decorations are allowed (NOTHING CAN BE ADHERED TO THE WALLS, DOORS, etc. NO BALLOONS, CONFETTI OR SIGNS TAPED TO WALL/CANVAS PICTURE. HELIUM BALLOONS ARE NOT ALLOWED.)

# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**11**

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

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Good afternoon

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

Thankyou

Best Regards,

Chesley 'Chuck' Adams  
Director of Operations

**Wrathell, Hunt and Associates, LLC**

(239) 464-7114 ©

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

---

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

Good morning Chuck,

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

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

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

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

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

Best Regards,

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

**Egis Insurance & Risk Advisors**

250 International Parkway, Suite 260

Lake Mary, FL 32746

Direct: (321) 273.2047

Mobile:(407) 878.9971

Fax: (407) 732.7321

Email: [RRupnarain@egisadvisors.com](mailto:RRupnarain@egisadvisors.com)



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



## Food Safety

[Food Safety Home](#)

# Food Safety for Buffets and Parties

## What You Need to Know

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



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

## Keep It Clean

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

## Separate Raw Meat From Other Foods

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

## Cook to a Safe Temperature

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



# Cook Meat and Eggs to Safe Internal Temperatures

[www.cdc.gov/foodsafety](http://www.cdc.gov/foodsafety)



The infographic is divided into three columns based on safe internal temperatures:

- 145°F:** Pork Roast, Rack of Lamb, Beef Brisket, and Fish Fillet. A note states: "After cooking, let meat rest for 3 minutes before serving."
- 160°F:** Ground Beef and Egg Dish.
- 165°F:** Ground Turkey, Turkey, Chicken, and Leftovers.

[View Larger](#)

## Serve Foods Safely

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

## The Two-Hour Rule

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

## Store and Reheat Leftovers the Right Way

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

More Information

Food Safety Features

## Serving Up Safe Buffets



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

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

### Size Matters

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

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

### Take Temperatures

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

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

### Chill Out

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

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



## Keep It Fresh

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

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

## Watch the Clock

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

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

## Adapt "Old Family Recipes" Safely

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

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

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



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

**OR**

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

**OR**

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

## Safe Food Handling: Four Simple Steps

CLEAN



SEPARATE



COOK








CHILL







### CLEAN

#### Wash hands and surfaces often

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





### SEPARATE

#### Separate raw meats from other foods

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






### COOK

#### Cook to the right temperature

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

### CHILL

#### Refrigerate foods promptly

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

# 7 Food Safety Steps for Successful Community Meals

USDA | Food Safety and Inspection Service

February 2010

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

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

## Be Food Safe! Prepare with Care

### CLEAN.



Wash hands, utensils, and surfaces often.

### SEPARATE.



Don't cross-contaminate.

### COOK.



Use a food thermometer.

### CHILL.



Chill food promptly.

[BeFoodSafe.gov](http://BeFoodSafe.gov)

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

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

## 2 Store & Prepare Food Safely

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

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

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

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

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

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

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

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

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

## 7 When In Doubt, Throw it Out!

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

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

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

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

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

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

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

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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Signed in the presence of  
the following witnesses:

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

**MINUTES**

**AI**



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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on January 19, 2023 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public were able to listen and/or participate via Zoom, at <https://us02web.zoom.us/j/83397954590>, and telephonically at 1-929-205-6099, Meeting ID: 833 9795 4590, for both.

**Present were:**

Jorge Castillo	Chair
Ann Belyea (via telephone)	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Cynthia McIntyre	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Amanda Evans	Office Administrator
John Hall	Facilities Manager
Steve Small	LMP
Vivek Babbar	District Counsel
Rich Carpenter	Resident/LAF Committee Member
Sheryl Springer	POA President/Security Committee Member
Angela Delgatto	Resident/Security Committee Member

**Residents present were:**

John Lynch	Merilal Patel	Carlos Guzman	Don Reich
Ned George	Brian Little	Dr. Ariz Contractor	Josh Russell
Harry Ramphal	Marcelo Mejia	Other Residents	

**On MOTION by Mr. Castillo and seconded by Mr. Acoff, with all in favor, the, Life Fitness Quote #3611352-1R for gym equipment, minus the treadmills, was approved.**

**On MOTION by Mr. Fontcha and seconded by Mr. Acoff, with all in favor, the December 15, 2022 Summary of Motions and Regular Meeting Minutes, as amended, and the December 16, 2022 through January 18, 2023 Sunshine Board Online Workshop and January 9, 2023 LAF Committee Minutes, as presented, were approved.**

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

**MINUTES**

**AII**

**DRAFT**

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on January 19, 2023 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public were able to listen and/or participate via Zoom, at <https://us02web.zoom.us/j/83397954590>, and telephonically at 1-929-205-6099, Meeting ID: 833 9795 4590, for both.

**Present were:**

Jorge Castillo	Chair
Ann Belyea (via telephone)	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Cynthia McIntyre	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Amanda Evans	Office Administrator
John Hall	Facilities Manager
Steve Small	LMP
Vivek Babbar	District Counsel
Rich Carpenter	Resident/LAF Committee Member
Sheryl Springer	POA President/Security Committee Member
Angela Delgatto	Resident/Security Committee Member

**Residents present were:**

John Lynch	Merilal Patel	Carlos Guzman	Don Reich
Ned George	Brian Little	Dr. Ariz Contractor	Josh Russell
Harry Ramphal	Marcelo Mejia	Other Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call/Pledge of Allegiance**

Mr. Castillo called the meeting to order at 6:01 p.m. Supervisors Castillo, Acoff, Fontcha and McIntyre were present in person. Supervisor Belyea attended via telephone.

All present recited the Pledge of Allegiance.

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

41 **SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

42

43 Mr. Castillo thanked everyone for attending.

44

45 **THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

46

47 Mr. Fontcha welcomed everyone to the meeting and stated he is looking forward to  
48 successful and productive meeting.

49 Mr. Acoff urged all attendees to be open and respectful of competing ideas and to make  
50 2023 a year of opportunity, with continued involvement and input to help make Cory Lake Isles  
51 (CLI) a great place to live.

52 Ms. McIntyre welcomed everyone, thanked Mr. Hall for facilitating the microphones for  
53 the meeting and encouraged all residents to give input to bring about change.

54 Ms. Belyea echoed the other Supervisors’ sentiments, stated that she looks forward to a  
55 good year for CLI and that it would be nice to resolve the recurring issues.

56

57 **FOURTH ORDER OF BUSINESS**

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

58

59

60 Resident John Lynch voiced is opinion that the POA’s financials suggest that the POA is  
61 using funds meant for 2023 to pay for 2022 liabilities and asked if the CDD can do anything to  
62 prevent it from continuing to happen into the future.

63 Resident and POA President Sheryl Springer wished to discuss the Sunshine Law and  
64 read a prepared statement, voicing her opinion, that Ms. McIntyre is violating the Sunshine Law  
65 and the expectation of impartiality as a CDD Supervisor, in her attempts to exert influence by  
66 forwarding an email blast to a limited resident group with her posts on tonight’s agenda. Ms.  
67 Springer stated, if Ms. McIntyre wishes to continue this behavior, then she has an obligation to  
68 ensure the information is forwarded to everyone in the community and provide comments that  
69 are meant to inform and not influence. Ms. Springer discussed the ethics law, rules of conduct  
70 for public officers, Ms. McIntyre’s reposting of emails and posts on the CDD Facebook page,  
71 personal benefit to Ms. McIntyre, public records law, Florida Statute 119.01, Sections 2C and

72 2D, “friendly” social media pages and the Attorney General’s regulation on the use of social  
73 media by government officials.

74 Resident Josh Russell reported that a box truck was illegally parked over the weekend  
75 and asked to have it towed away the next time it occurs. Mr. Hall stated the CDD does not have  
76 a towing service. Mr. Russell offered to help find one.

77 Resident Harry Ramphal felt that the Board needs to make an informed decision about  
78 the potential gym project. He discussed cost breakdowns, a gym survey and the possible  
79 conflicts of interest with CDD and the POA.

80 Resident Carlos Guzman expressed his opinion that, based on the POA’s financials, the  
81 POA is basically bankrupt and asked for any options the CDD has in terms of helping the POA  
82 resolve its issues. He discussed the POA’s defamation against a homeowner, misuse of funds  
83 and the POA not allowing him to pose questions or voice his views in a recent Zoom meeting.

84 Resident Marcelo Mejia stated that the gym facility has been a sensitive topic in recent  
85 years and no progress has been made. Many statements are circulating regarding a multi-  
86 million-dollar fitness facility. He believes that residents would like an expanded facility instead  
87 of a million-dollar gym and asked for the minutes to reflect a more accurate representation of  
88 the gym proposal, if there is one. He asked the CDD to circulate a factual statement with the  
89 real costs versus what he believes are fictitious costs.

90 Ms. McIntyre stated that price details of the three gym plans obtained by the CDD in  
91 2017 are on the CDD website under the “News” section. Mr. Acoff agreed that the CDD needs  
92 to put forth solid costs and plans for a gym. He stated, when a structure is constructed, it is not  
93 a stand-alone item and usually includes parking, utilities, access etc., which increases the costs.

94 Ms. McIntyre read three emails she received from residents into the record.

95 Email from Resident Ed Mortellaro:

96 “Thank you for sending the Thursday’s meeting agenda. I don’t think I will be able to  
97 attend in person, however, I’ll try to zoom in. I would like to express our strong opinion against  
98 building a new gym. If town hall meetings are not significantly expensive to put them on, then  
99 we are for it (considering the outstanding debt we already have). As for the \$700K debt  
100 payments and the surplus year end budget money, if you provide me Jorge and Ann’s email  
101 addresses, I will be very happy to ask them why they voted against using the budget surplus to

102 pay down the debt or you can bring up the question on my behalf at the CDD meeting on  
103 Thursday. I'm sure there are many others who have the same question. Thanks."

104 Email from Dee Bohannon:

105 "Dear Cynthia, Don and I are totally against the financing and building of a new gym. I  
106 have listed several facilities within our area for those who would like to utilize them without  
107 financially placing a big burden on our subdivision for many, many years."

108 The email listed the names and addresses of 17 local gyms and resumed as follows:

109 "Don and I would appreciate your assistance in bringing this issue up at the CDD  
110 meeting. There are so many facilities within a short distance that are suitable for all levels of  
111 their fitness needs. Without taking out a loan for which we can't afford and personally see no  
112 need. The gym we have is almost empty whenever we go there."

113 Email from Resident Heather Alaras:

114 "I'm reaching out because this past week I have noticed an obscene amount of speeders  
115 and reckless driving in our neighborhood. Whether it was out in the morning or evening. I  
116 witnessed several drivers not adhering to the rules of the road. I am concerned for not only my  
117 own safety, but those in our neighborhood. If my children were still small, I would never want  
118 them out on these streets. It saddens me to think our neighbors or visitors are demonstrating a  
119 lack of concern for those who live in Cory Lake. Is there anything that can be done? It's been a  
120 while since I have seen a patrol officer watching. Thanks so much for your commitment to our  
121 community."

122 Discussion ensued regarding whether it is practical for Ms. McIntyre to read resident  
123 emails into the record at meetings and the need for residents to voice their own views in  
124 person.

125 Asked for his feedback, Mr. Adams stated, in his experience, reading resident emails  
126 into the record during government meetings is uncommon. He deferred to District Counsel.

127 Mr. Acoff suggested establishing and implementing a policy regarding resident emails.

128 Ms. Belyea felt that the Board should consult District Counsel on this matter, consider  
129 his advice and create a policy based on District Counsel's recommendation.

130 ▪ **Staff Updates – Landscape Maintenance**

131 **This item, previously Item 6A, was presented out of order.**

132 Mr. Steve Small, of LMP, stated work on cutbacks is underway and LMP scored 97% on  
133 its most recent inspection.

134 Mr. Small and Mr. Hall responded to questions regarding plant damage due to the most  
135 recent freeze, the replanting budget, installing freeze-tolerant plants, water quality and the  
136 drainage areas along the Cross Creek entrance and the Arbor Green fenceline.

137

138 **FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of November 30, 2022**

139

140

141 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2022.

142 Mr. Adams, Ms. Evans and Mr. Hall responded to questions regarding the unassigned  
143 fund balance, surplus fund balance, the \$700,000 loan, sources and uses of funds handout,  
144 "Community events supplies" line item at 43%, "Annuals & seasonal plant installation" line item  
145 at 40% and budget planning.

146 Per Mr. Acoff, Mr. Adams will insert a "FY fund balance 2022" line item between the "2  
147 months working capital" and "Unassigned" line items to adjust the unassigned amount.

148

149 **SIXTH ORDER OF BUSINESS**

**Staff Updates**

150

151 **A. Landscape Maintenance**

152 This item was addressed following the Fourth Order of Business.

153 **B. Allied Universal**

154 There was no update.

155

156 **SEVENTH ORDER OF BUSINESS**

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

157

158

159 Ms. Evans presented the January Office Administrator and Events Report and responded  
160 to questions about the Islander magazine, Kent Media and the upcoming International Food  
161 Festival event.

162 Ms. Evans will provide weekly facilities updates to the Board.

163 • **Consideration of Beach Club Usage Agreement**

164 In response to Ms. McIntyre’s question regarding Beach Club usage, Ms. Evans reviewed  
165 the “Damages in the Clubhouse” handout.

166 The handout, bar reader, Facilities Agreement and additional revisions to the Short-term  
167 User Agreement were discussed.

168 Ms. Evans will email the user agreement to Ms. Belyea for further revisions.

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

170 **Ms. Evans left the meeting.**

171 **Mr. Babbar arrived at the meeting at 7:33 p.m.**

172 **▪ District Counsel: *Straley Robin Vericker, P.A.***

173 **This item, previously Item 13C, was presented out of order.**

174 **• Over View/Update: Sunshine Law**

175 Mr. Babbar explained the following regarding the Sunshine Law and how it applies to  
176 CDD Supervisors:

177 ➤ It is outlined in Chapter 286 Florida Statutes, applies to all public officials in the State of  
178 Florida and requires that any governmental business is conducted in the open.

179 ➤ It is broadly defined as any business that the agency or governmental entity can take  
180 action on and applies to the Supervisors and their ability to communicate with other  
181 Supervisors and disallows any action, discussions or decision-making processes to be done  
182 outside of a noticed public meeting.

183 ➤ Supervisors are only allowed to communicate about CDD business with other  
184 Supervisors at a noticed public meeting.

185 ➤ It requires that all meetings be advertised in a newspaper and on the website and the  
186 posting of the agenda seven days before a meeting.

187 ➤ The CDD’s authority is strictly outlined in Chapter 190 as well as the ordinances  
188 establishing the CDD from the City of Tampa (COT) and expanding the CDD, giving it special  
189 powers, such as recreational facility. Thus, the CDD is a limited purpose unit/special purpose  
190 government.

191 ➤ It does not have anything to do with deed restrictions, which are solely in the purview of  
192 the POA.



193 Mr. Babbar discussed the Sunshine Law in relation to email messages, text messages,  
194 social media posts, Nextdoor, communicating CDD business through intermediaries, public  
195 records law and the consequences for violating the public records law and Sunshine Law.

196 Mr. Babbar responded to questions regarding Sunshine Law guidelines, the Sunshine  
197 Board, Subcommittees, transfer of emails from Supervisors’ official CDD accounts to their  
198 private accounts, document backups, Supervisors maintaining their public records, security  
199 video footage requests, public records exemptions, towing statutes, granting boating access,  
200 fundraising events at the Clubhouse, voting conflicts of interest relating to the CDD and POA  
201 Boards, the CDD’s options in relation to the POA’s financial issues, CDD liability regarding tennis  
202 instructors, Certificate of Insurance (COI) requirement for all vendors and Accounting  
203 standards.

204 Discussion ensued regarding an illegally-parked vehicle in Canary Isle, the CDD’s “three  
205 strikes” towing policy, the CDD’s difficulties securing a towing company, parking violators, the  
206 rover not sticking illegally parked vehicles, inviting Envera representatives to a meeting, the  
207 lack of POA enforcement of the Covenants, suspending privileges and instructor contracts.

208 Per Mr. Castillo, Mr. Adams will include insurance requirements for instructors as a  
209 discussion item on the next agenda.

210 The Board’s consensus was for Mr. Babbar to attend meetings in person or via Zoom  
211 every two months for one hour.

212 **Mr. Babbar left the meeting.**

213

214 **EIGHTH ORDER OF BUSINESS**

**Continued Discussion/Presentation of  
Outline for Town Hall Meetings Regarding  
Potential Gym Project (to be provided  
under separate cover)**

215

216

217

218

219 Mr. Adams provided the following update:

220 ➤ A professional survey company was located and is currently working on a proposal and  
221 unbiased questions. The surveys are conducted telephonically while filling out electronic data  
222 sheets that will populate into a final report.

223 ➤ He has been engaging with a marketing company in Orlando and is working on securing  
224 a professional moderator as well as a suitable town hall venue.

225 ➤ He has updated the PowerPoint presentation to include the previously obtained three  
226 options with a 30% escalator, the layout option and gym sizing and plans to share it with the  
227 moderator.

228 • **Consideration of Life Fitness, Quote #3611352-1R for Gym Equipment**

229 Mr. Hall presented Life Fitness Quote #3611352-1R for gym equipment.

230 Discussion ensued regarding the proposal, gym equipment budget, which items to keep  
231 and replace, the warranty and disposition of old equipment.

232 The consensus was to remove the treadmills from the proposal.

233

234 **On MOTION by Mr. Castillo and seconded by Mr. Acoff, with all in favor, the,**  
235 **Life Fitness Quote #3611352-1R for gym equipment, minus the treadmills, was**  
236 **approved.**

237

238

239 **NINTH ORDER OF BUSINESS**

**Continued Discussion: Towing Issues and  
Options**

240

241

242 This item was addressed following the Seventh Order of Business.

243

244 **TENTH ORDER OF BUSINESS**

**Committee Reports**

245

246 **A. Security**

247 There was no report

248 **B. Landscape Aquascape Facilities (LAF)**

249 The January LAF Committee Report was included for informational purposes.

250

251 **ELEVENTH ORDER OF BUSINESS**

**Discussion: Spirit Committee Replacement**

252

253 Discussion ensued regarding replacing the Spirit Committee with a Social Group/Events  
254 Committee and naming Ms. Evans as Treasurer and complying with the Sunshine Law in  
255 discussing CDD events.

256 Mr. Castillo suggested tabling this to the next meeting and placing it on the agenda as a  
257 subtitle under the Office Administrator Report.

258

259 **TWELFTH ORDER OF BUSINESS** **Approval of Minutes**

260

261 **A. Board of Supervisors: December 15, 2022**

262 **I. Summary of Motions**

263 The following changes were made:

264 Page 1, Attendees Section: Change “Furneski” to “Karnetsky”

265 Page 2, 3<sup>rd</sup> Motion Box: Delete entire motion box.

266 Page 2, 4<sup>th</sup> Motion Box: Change “dissenting” to “abstaining”

267 Page 2, 4<sup>th</sup> Motion Box: Change “authorizing Management to provide an outline and  
268 present gym option proposals” to “proceeding as discussed last time and having the District  
269 Manager come back with a proposal on running multiple town hall options to discuss option of  
270 building a new gym, gym expansion or do nothing at all”

271 Page 2, 5<sup>th</sup> Motion Box: Change “authorizing Management to present a professional  
272 surveyor proposal and schedule town hall meetings” to “surveying all of the community to  
273 inquire as to their attitude about building a new gym or not”

274 **II. Regular Meeting**

275 The following changes were made:

276 Lines 29 and 398: Change “Furneski” to “Karnetsky”

277 Line 88: Change “Krizia” to “Gracia”

278 Lines 211 through 214: Delete motion box

279 Lines 232: Change “dissenting” to “abstaining”

280 Lines 233 through 234: Change “authorizing Management to provide an outline and  
281 present gym option proposals” to “proceeding as discussed last time and having the District  
282 Manager come back with a proposal on running multiple town hall options to discuss option of  
283 building a new gym, gym expansion or do nothing at all”

284 Lines 239 through 240: Change “authorizing Management to present a professional  
285 surveyor proposal and schedule town hall meetings” to “surveying all of the community to  
286 inquire as to their attitude about building a new gym or not”

287 Line 274: Change “The financials were accepted.” to “Financials were discussed.”

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

289 The following items were completed: 71, 72, 73, 80, 81, 86, 91, 93,94, 95, 96, 98, 100,  
290 101, 103, 107, 108, 109, 110, 111, 112, 115, 116 and 117.

291 The following items were removed: 84, 92 and 97.

292 **B. Sunshine Board Online Workshop: December 16, 2022 – January 18, 2023 (to be**  
293 ***provided under separate cover)***

294 **C. LAF Committee: January 9, 2023**

295 **D. Other**

296

297 **On MOTION by Mr. Fontcha and seconded by Mr. Acoff, with all in favor, the**  
298 **December 15, 2022 Summary of Motions and Regular Meeting Minutes, as**  
299 **amended, and the December 16, 2022 through January 18, 2023 Sunshine**  
300 **Board Online Workshop and January 9, 2023 LAF Committee Minutes, as**  
301 **presented, were approved.**

302

303

304 **THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

305

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

307 Mr. Adams stated Mr. Chang’s update was previously distributed to the Board and the  
308 weir replacement project is pending; more time is needed.

309 Discussion ensued regarding the weir project timeline and proposed bid amounts.

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

- 311 • **Consideration of Proposals for Monument Improvements**

312 The January 2023 Activity Report was included for informational purposes.

313 Mr. Hall presented the Activity Report and stated he is still obtaining proposals to paint  
314 the monuments.

315 Mr. Hall and Mr. Adams responded to questions regarding the manhole repairs, status  
316 of the boat purchase, drainage project in Cachet Isle, recent gate arm damage incidents at  
317 Morris Bridge and Cross Creek entrances and gate arm and bar code reader replacement.

318

319 **AUDIO ENDED – THE REMAINDER OF THE MINUTES**

320 **WERE TRANSCRIBED FROM THE MEETING NOTES**

321

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

- 323 • Discussion: Possible Conflicts with Board Member Also Serving on POA
- 324 • Discussion: CDD Liability Regarding Tennis Instructors
- 325 • Update: Food Service Liability Restrictions
- 326 • Over View/Update: Sunshine Law

327 These items were addressed following the Seventh Order of Business.

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

- 329 • Update: Proposals for Weir Replacement

330 This item was discussed during Item 13A.

- 331 • NEXT MEETING DATE: February 16, 2023 at 6:00 P.M.

- 332 ○ QUORUM CHECK

333 The next meeting would be held on February 16, 2023.

334

<b>335 FOURTEENTH ORDER OF BUSINESS</b>	<b>Other Business</b>
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336

337 There was no other business.

338

<b>339 FIFTEENTH ORDER OF BUSINESS</b>	<b>Public Comments (<i>non-agenda items</i>)</b>
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340

341 No members of the public spoke.

342

<b>343 SIXTEENTH ORDER OF BUSINESS</b>	<b>Supervisors' Requests</b>
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344

345 There were no Supervisors' requests.

346

<b>347 SEVENTEENTH ORDER OF BUSINESS</b>	<b>Adjournment</b>
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348

349 There being no further business to discuss, the meeting adjourned at 10:18 p.m.

350

351

352 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

353  
354  
355  
356  
357  
358

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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**MINUTES**

**AIII**

### CORY LAKES CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	10.21.21	<b>ACTION</b>	Mr. Chang: Adjust Work Authorization proposal costs & email revised cost opinion & sample exhibits to BOS before Nov mtg.			X	11.18.21
2	10.21.21	<b>ACTION</b>	Per Mr. Castillo, by the next meeting Mr. Steve Small to compile a list of the areas where light posts in the community need to be raised.			X	04.21.22
3	10.21.21	<b>ACTION</b>	Mr. Hall to obtain security proposals & present at the next meeting.			X	11.18.21
4	<del>10.21.21</del>	<del><b>ACTION</b></del>	<del>Per Mr. Castillo, Staff to contact Envera and have them include an addendum to the contract regarding a report submittal timeframe. PER 01.20.22 MEETING – NO LONGER NECESSARY</del>				01.20.22
5	10.21.21	<b>AGENDA</b>	Mr. Hall: Have City manhole repairs update on future agendas.			X	3.17.22
6	10.21.21	<b>ACTION</b>	Staff: Negotiate two-ply underlayment option with Roof X for a NTE amount of \$220,000; otherwise, secure the single-ply for \$195,000.			X	11.18.21
7	10.21.21	<b>ACTION</b>	Mr. Hall: Send a follow-up email to Mr. Eric Wiess and Mr. Brad Baird of the COT regarding the recent meeting and copy Mr. Adams.			X	11.18.21
8	10.21.21	<b>ACTION</b>	Mr. Hall: Change the fountain hours of operation from 7:15 a.m. to 10:00 p.m. to 8:00 a.m. to 8:00 p.m.			X	11.18.21
9	10.21.21	<b>ACTION</b>	Mr. Adams: Confirm whether stickers can be put on windows of vehicles parked on streets and report findings prior to next meeting.			X	11.18.21
10	10.21.21	<b>ACTION</b>	Mr. Hall: Obtain quotes and requirements for community dumpster at the storage area for large bulk trash items such as mattresses			X	12.16.21
11	10.21.21	<b>AGENDA</b>	Mr. Adams: Include Facility Rental Policy and rates on next agenda.			X	11.18.21
12	10.21.21	<b>AGENDA</b>	Mr. Adams: Include Engineer's Weir Cost Opinion on the next agenda.			X	11.18.21
13	10.21.21	<b>AGENDA</b>	Mr. Adams: Have FineMark Term Sheet discussion item on next agenda.			X	11.18.21
14	11.18.21	<b>ACTION</b>	Mr. Chang: Obtain a quote from a Geotechnical Engineer and update the work authorization for presentation at the next meeting.			X	12.16.21
15	11.18.21	<b>ACTION/AGENDA</b>	Mr. Adams: Draft letter to homeowners of all positive things that the Board has done, is currently considering, including challenges, forward it to Board Members for feedback and include it on the next agenda.			X	01.20.22
16	11.18.21	<b>ACTION</b>	Ms. Schewe: Revise Clubhouse Rental Policy & present at next meeting.			X	01.20.22
17	11.18.21	<b>ACTION</b>	Mr. Hall: Invite representatives from GuardOne, Securitas and Trident Protective Services to the January meeting.			X	01.20.22
18	11.18.21	<b>ACTION/AGENDA</b>	Mr. Shah: Email letter regarding road privatization to Mr. Adams to disseminate to the other Supervisors and include on the next agenda.			X	12.16.21



### CORY LAKES CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
19	11.18.21	<b>ACTION</b>	Mr. Shah: Ask a pharmacist to coordinate with Ms. Schewe to set up the vaccine event for children aged 5 to 11.			X	12.16.21
20	11.18.21	<b>ACTION</b>	Mr. Hall: Issue modified post orders to security to put stickers on vehicles blocking sidewalks & parked on street, photograph & notate it.			X	12.16.21
21	11.18.21	<b>ACTION</b>	Ms. Schewe: Forward newsletters to Admin to post on CDD website.	X			
22	12.16.21	<b>ACTION</b>	Ms. Schewe: Contact neighboring CDDs re: reservation blackout dates & report findings at the next meeting.			X	01.20.22
23	12.16.21	<b>AGENDA</b>	Mr. Adams: Include "Facility Rental Policy/Rates" on the next agenda.			X	01.20.22
24	12.16.21	<b>AGENDA</b>	Staff: Add discussion on next agenda about allowing future POA updates on CDD agendas.			X	01.20.22
25	12.16.21	<b>ACTION</b>	Mr. Hall: Invite 3 security firms to the next meeting.			X	01.20.22
26	12.16.21	<b>ACTION</b>	Mr. Hall: Invite Mr. Tim Gay to the next meeting.			X	06.16.22
27	12.16.21	<b>ACTION</b>	Staff: Invite an OLM representative to the February meeting.			X	06.16.22
28	01.20.22	<b>ACTION</b>	Mr. Hall: Research security contractors references and email to Board.			X	03.17.22
29	01.20.22	<b>ACTION</b>	Ms. Schewe: Modify the Social Media policy and email it to the Board.			X	02.17.22
30	01.20.22	<b>ACTION</b>	Ms. Schewe: Revise CLI Facility Rental Policy, subject to items discussed.			X	02.17.22
31	01.20.22	<b>ACTION</b>	Ms. Schewe: Notify Barbados/Java residents-manhole repair dates.			X	02.17.22
32	01.20.22	<b>ACTION</b>	Ms. Schewe: Forward emails to Mr. Forbes & Ms. Springer re: setting up Zoom meeting with the Board.			X	02.17.22
33	01.20.22	<b>AGENDA</b>	Mr. Adams: Include joint POA/CDD meeting for the first hour of the February meeting & add "Resolving Street Parking" as a discussion item.			X	02.17.22
34	01.20.22	<b>AGENDA</b>	Mr. Adams: Put "Security Proposal Consideration" & "Holiday Lighting Presentation – Tim Gay" as discussion items on the February agenda.			X	06.16.22
35	02.17.22	<b>ACTION</b>	Mr. Hall: Secure and present updated final proposals from SI and Allied.			X	03.17.22
36	02.17.22	<b>AGENDA</b>	Mr. Adams: Include "Security Proposal Consideration" with proposals from Allied and SI on the March agenda.			X	03.17.22
37	02.17.22	<b>ACTION</b>	Ms. Schewe: E-blast residents every 10 days to join CDD Facebook page.	X			
38	02.17.22	<b>ACTION</b>	Mr. Hall: Order "no music" signage for the basketball courts and "no hard balls allowed" for the cricket field.			X	06.16.22
39	02.17.22	<b>ACTION</b>	Mr. Hall: Confer with rover about Mr. Sanyam Shah's comments.			X	03.17.22
40	02.17.22	<b>AGENDA</b>	Mr. Adams: Add "TPD Presence & Traffic Enforcement" to March ag.			X	03.17.22

## CORY LAKES CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
41	02.17.22	AGENDA	Mr. Adams: Include "Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair" on the March Agenda.			X	03.17.22
42	02.17.22	AGENDA	Mr. Adams: Include "Consideration: Award of Security Contract to either Allied or Securitas" on the next agenda.			X	3.17.22
43	03.17.22	ACTION	Ms. Schewe: Send additional e-blast & post a link stressing pool safety.			X	06.16.22
44	03.17.22	ACTION	Mr. Hall: Inspect lake behind Mr. Sideique's home & damaged Capri Isle fence & check lights on volleyball court.			X	06.16.22
45	03.17.22	ACTION/AGENDA	Mr. Adams: Email revised post orders to Board. Carry over post order revisions as a review/discussion item on the next agenda.			X	06.16.22
46	03.17.22	ACTION	Staff: Invite Allied reps to every meeting for the next 6 months.			X	06.16.22
47	03.17.22	ACTION	Mr. Adams: Email policy specific to sidewalks and roads to the Board.			X	06.16.22
48	03.17.22	AGENDA	Mr. Adams: Put Commissioner Hagen's presentation on next agenda.			X	06.16.22
49	04.21.22	ACTION	County Commissioner Ken Hagen: Provide an update on what the long-range plans were for the Chapel area in the next couple of months.			X	06.16.22
50	04.21.22	ACTION	Mr. Small: Provide suggestions & proposals to replace aged plants and provide amounts to Mr. Adams for Fiscal Year 2023 budget. Advise crew to clean up the hedges and debris toward Cross Creek Boulevard.			X	06.16.22
51	04.21.22	ACTION	Ms. Schewe: Post Reso 2022-04 on website, which contains relevant dates to be considered a candidate for the upcoming election.			X	06.16.22
52	04.21.22	ACTION	Ms. Schewe: Post Reso 2022-06 on website. Announce Parking/Towing Policy was approved at CDD meeting and will be effective May 1, 2022.			X	06.16.22
53	04.21.22	ACTION	Mr. Forbes: Email a sample Security Incident Report to the Board.			X	06.16.22
54	04.21.22	ACTION/AGENDA	Staff: Clean up latest version of the Post Orders and present the final draft version at the next meeting.			X	06.16.22
55	04.21.22	ACTION/AGENDA	Mr. Adams: Make "Security-Update: Allied Universal" stand-alone agenda item on agendas for the foreseeable future.			X	06.16.22
56	04.21.22	ACTION	Mr. Hall: Review what charges caused "Security-gate maintenance & Repair line item to exceed budget.			X	06.16.22
57	04.21.22	ACTION	Ms. Schewe: E-blast new office hours to be effective on May 1, 2022.			X	06.16.22
58	04.21.22	ACTION/AGENDA	WHA Staff: Move "Staff Reports-Office Administrator: Amanda Schewe" to after public comments.			X	06.16.22
59	04.21.22	ACTION	Mr. Hall: Email Mr. Holmes for outcome of the meeting on freon issue.			X	06.16.22

### CORY LAKES CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
60	04.21.22	<b>ACTION</b>	Mr. Hall: Work with Ms. Schewe on e-blast regarding golf cart use.			X	06.16.22
61	04.21.22	<b>ACTION/AGENDA</b>	Mr. Carpenter: Provide Mr. Adams with landscape costs to redo the plantings at Cross Creek, to incorporate into the proposal Fiscal Year 2023 budget, which will be presented at the next meeting.			X	06.16.22
62	05.19.22	<b>ACTION</b>	Mr. Hall: Assist Mr. Shingala in finding a Site Engineer to repair the dispersion pond issue at the rear of 17923 and 17927 Cachet Isle Drive.			X	06.16.22
63	05.19.22	<b>ACTION</b>	Ms. Schewe: Email the Board's uniform choices to Mr. Henderson.			X	06.16.22
64	05.19.22	<b>ACTION</b>	Mr. Adams: Email updated budget changes list to Board. Ms. Schewe: Send Facebook budget season reminder & that FY 2023 budget will not be finalized until July mtg.			X	06.16.22
65	05.19.22	<b>ACTION</b>	Mr. Adams: Email a copy of the SOLitude contract to Mr. Acoff.			X	06.16.22
66	05.19.22	<b>ACTION</b>	Mr. Adams: Prep reconciliation sheet of sources & uses of \$700,000 loan for tracking purposes.			X	06.16.22
67	05.19.22	<b>ACTION</b>	Mr. Hall: Contact Construction Engineer re: safety concerns for motorists turning left onto CLI from Morris Bridge.			X	06.16.22
68	05.19.22	<b>ACTION</b>	Mr. Hall: Invite Tim from Holiday Illuminations to the June meeting.			X	06.16.22
69	05.19.22	<b>AGENDA</b>	Mr. Adams: Include holiday lighting discussion item on next agenda.			X	06.16.22
70	05.19.22	<b>AGENDA</b>	Mr. Adams: Include FY 2023 Budget Review discussion on next agenda.			X	06.16.22
71	06.16.22	<b>ACTION</b>	Ms. Schewe: Amend swim instructor contract and email to Ms. Agnew.	X			
72	06.16.22	<b>ACTION</b>	Ms. Schewe: Contact POA Board, LAF and the Color Committee to set a meeting date to discuss CLI's color palate.	X			
73	06.16.22	<b>ACTION</b>	Staff: Obtain COT's Emergency Plan for hurricanes.	X			
74	06.16.22	<b>ACTION</b>	Mr. Adams: Prep breakdown schedule listing sources and uses of funds and add check boxes for completed and pending items.			X	07.21.22
75	06.16.22	<b>ACTION</b>	Mr. Hall: Secure proposals to level soccer field & present at next mtg.			X	07.21.22
76	06.16.22	<b>ACTION</b>	Mr. Hall: Ask TPD for police patrols to CLI to control speeders.			X	07.21.22
77	06.16.22	<b>ACTION</b>	Mr. Adams: Finalize next joint POA/CDD mtg w/ Mr. Rawls of the POA.			X	07.21.22
78	06.16.22	<b>AGENDA</b>	Mr. Adams: Include improvements wish-list as presented previously.			X	07.21.22
79	07.21.22	<b>AGENDA</b>	Mr. Adams: Include Reso to consider slate of officers on next agenda.			X	08.18.22
80	07.21.22	<b>ACTION</b>	Mr. Adams would prepare an addendum to the holiday lighting contract	X			
81	07.21.22	<b>ACTION</b>	Mr. Hall: Write letter to Waste Management asking them to not damage the garbage cans.	X			

## CORY LAKES CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
82	07.21.22	AGENDA	Mr. Adams: Put Security Update after Public Comments on all agendas.			X	08.18.22
83	07.21.22	ACTION	Ms. Schewe: Start email & the Facebook page campaign to alert TPD of security issues, info needed, time, etc. Continue to work with Becky and Mr. Henderson to make sure issues are getting addressed.			X	09.15.22
84	07.21.22	ACTION	Mr. Hall: Buy camera for No Wake Zone buoy & for Clubhouse kitchen.	X			
85	07.21.22	ACTION/AGENDA	Mr. Adams: Invite Tennis Coach to next meeting & include Tennis Contract discussion on next agenda.			X	09.15.22
86	08.18.22	ACTION	Ms. Schewe: Coordinate with Ms. Lawrence to formulate an event plan for the 5K run, based on prior events and report back to the Board.	X			
87	08.18.22	ACTION	Ms. Schewe: Draft rules for Beach Club usage similar to the gym and pool rules, including charging a deposit, for review at the next meeting.			X	09.15.22
88	08.18.22	ACTION	Mr. Adams: Update the financials to include the \$700,000 loan data for review at the next meeting.			X	09.15.22
89	08.18.22	ACTION	Mr. Hall: Contact COT about the sewer manholes, request credit from Envera due to broken radar system & ask Alex to report a perpetual.			X	09.15.22
90	08.18.22	AGENDA	Mr. Adams: Include dock inspection by the POA on the next agenda.			X	09.15.22
91	09.15.22	ACTION	Staff: Procure/prepare plaque expressing appreciation to Mr. Forbes for his service to the community by the next meeting.	X			
92	09.15.22	ACTION	Mr. Adams: Find out if Coach B's COI has been automatically updated.	X			
93	09.15.22	ACTION	Ms. Belyea: Help Ms. Schewe/Mr. Hall revise Clubhouse Usage Agmt <b>11.17.22</b> Ms. Evans: Gather Board comments/edits to Agreement & email to Ms. Belyea for revision and presentation at next meeting.	X			
94	09.15.22	ACTION	Mr. Adams: Email Clubhouse Usage language outlined by Ms. Springer, to Mr. Babbar for review.	X			
95	09.15.22	ACTION	Mr. Hall: Have the palms trimmed on the sidewalk side.	X			
96	09.15.22	ACTION	Mr. Adams & Mr. Hall: Ask TECO to waive the costs of the enhanced LED Streetlights and report outcome at the next meeting.	X			
97	09.15.22	ACTION	Coach B: Review his financial records and report back to the Board with the percentage of revenue owed to the CDD.	X			
98	09.15.22	AGENDA	Mr. Adams: Put "Community Speeding" discussion on October agenda.	X			
99	09.15.22	AGENDA	Mr. Adams: Include "Update: Landscape Maintenance" on all agendas.	X			

### CORY LAKES CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
100	09.15.22	<b>ACTION</b>	Mr. Adams: Ask Staff to email Ms. Belyea's agenda packet to her residence at address on Bible Pages.			X	01.19.23
101	11.17.22	<b>ACTION</b>	Ms. Evans: Contact nearby communities about their recreational monitoring technology & apprise of her findings.			X	01.19.23
102	11.17.22	<b>ACTION/AGENDA</b>	Mr. Adams: Retrieve previously-obtained gym expansion estimates, update and present at the next meeting.	X			
103	11.17.22	<b>ACTION</b>	Mr. Hall: Engage County FHP twice a week for 4-hour shifts to curtail holiday speeding.			X	01.19.23
104	11.17.22	<b>ACTION</b>	Mr. Hall: Obtain proposals to improve the monuments.	X			
105	11.17.22	<b>ACTION</b>	Mr. Hall: Research cost of Geotech study & update at next meeting.	X			
106	11.17.22	<b>ACTION</b>	Mr. Adams: Notify insurance carrier of new Clubhouse roof.	X			
107	11.17.22	<b>AGENDA</b>	Mr. Adams: Put discussion of allowing resident groups to use marquee on next agenda.			X	01.19.23
108	11.17.22	<b>ACTION/AGENDA</b>	Mr. Adams: Obtain weir replacement & stand-alone speed camera proposals for next meeting.			X	01.19.23
109	11.17.22	<b>AGENDA</b>	Mr. Adams: Put "Pledge of Allegiance" after "Roll Call" on all agendas.			X	01.19.23
110	12.15.22	<b>ACTION</b>	Mr. Hall: Email POA regarding repairing the service meters.			X	01.19.23
111	12.15.22	<b>AGENDA</b>	Mr. Adams: Unaudited Financials after Public Comments on agendas.			X	01.19.23
112	12.15.22	<b>ACTION</b>	Ms. Evans: E-blast reminding residents to update security profiles & store security numbers on their phones.			X	
113	12.15.22	<b>ACTION</b>	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			
114	12.15.22	<b>ACTION</b>	Mr. Hall: Ask County about contracting its patrol services.	X			
115	12.15.22	<b>ACTION</b>	Staff: Invite POA members & District Counsel to the next meeting.			X	01.19.23
116	12.15.22	<b>AGENDA</b>	Mr. Adams: Include towing issues discussion item on next agenda.			X	01.19.23
117	12.15.22	<b>AGENDA</b>	Mr. Adams: Ask District Counsel to discuss Sunshine Law at next mtg.			X	01.19.23
118	01.19.23	<b>ACTION</b>	Ms. Evans: Provide weekly Facilities updates to Board Members	X			
119	01.19.23	<b>ACTION/AGENDA</b>	Ms. Evans to email the Short-term User Agreement to Ms. Belyea to revise. Mr. Adams to include the User Agreement on the next agenda.	X			
120	01.19.23	<b>AGENDA</b>	Mr. Adams: Include Instructure Agreements and Insurance Certifications as a discussion item on the next agenda.	X			

### CORY LAKES CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
121	01.19.23	<b>ACTION</b>	Mr. Babbar to attend Regular Meetings every two months for one hour.	X			
122	01.19.23	<b>AGENDA</b>	Mr. Adams to include "Spirit Committee Replacement" on the next agenda as a subtitle under the Office Administrator's Report.	X			
123	01.19.23	<b>AGENDA</b>	Mr. Adams to include keeping or removing the Sunshine Board from future agendas as a discussion item on the next agenda.	X			

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

**MINUTES**

**C**

Committee:

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
LANDSCAPE/AQUASCAPE/FACILITIES COMMITTEE

Date of Meeting:

Monday, February 6, 2023

Next meeting: March 6, 2023

Time:

5:15 pm

Location:

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

Attendees:

John Hall, Facilities Manager; Stephanie Squires, Chair; Norma Walker; Dinah Lykthey; Deb Maronic; Rich Carpenter

## Minutes

### Call to Order: 5:20

#### Landscape

##### Trees/Bushes/Flowers/Turf:

- Removal of Spanish Moss from trees: John is renting a lift to do some lighting repair, and he will use it also to remove the moss from the tabebuia tree.
- Update on replacement plantings: The committee agreed that replacing the loropetalum with downy jasmine at the pocket park on CLD would be preferred. The jasmine would flower for much of the year. Planting of any spots that do not have irrigation will be done sometime in May or June.

#### Aquascape

##### Lake:

- Weir re-construction update: The bid from the one company received far exceeds the estimated cost by the engineer, so John is waiting for another bid. The bid received is about \$700,00, about double the estimate.
- Non-resident use of lake: Since stopping of boats from entering the community is not an option, putting up a gate or gate arm at the boat ramp was suggested. The committee agreed that was not a great option, since the gate arm could be overridden by a resident, and non-residents could still be allowed use of the lake. The committee recommends that an email notice be sent to all residents informing them that guests of residents cannot use the facilities without the resident being in attendance, and thus that residents cannot allow non-residents to use the boat ramp or lake. It was suggested that the guard at the entrances should make note of the house or homeowner that the visitor is going to, so that there would be record of the entry. It was hoped that the POA would be active in enforcing the covenant rules regarding non-resident boating.

#### Facilities

##### Roadways:

- Possible re-sanding of newly replaced pavers that are loose: John will use a sand/cement mixture and spread the mixture in the loose paver areas.

##### Recreation Areas:

- Cleaning and brightening the sun-bleached equipment (pocket park): The only way to refurbish the plastic would be to paint it, so John will do so.

#### Old Business

- Replacement of some of the outdated and overused Beach Club furniture: The committee agreed that nothing should be done at this time.
- Update on proposal/costs for removal of vines from Cyprus trees and banks along conservation areas: The lake maintenance company has already sprayed, and will do so again if needed.
- Update on removal of handmade signs at Morris Bridge gatehouse: John said that he has removed the signs, but committee members said that they have still seen them.



- Update on painting of skate park walls: The walls have been sprayed with a mildew cleaner.

### **Other items**

- Recommendations for capital improvements needed to be included in 2024 budget: The committee discussed that many improvements have been made over the last 10 years, and that we need to maintain well what we already have. Several items were mentioned that may still need work, such as the former kitchen area of the Beach Club, the plantings on the Cross Creek entrance, the possible clearing of the Meadows area for playing fields. After looking at the previous year's budget and noting that several line items were over budget, the committee decided that the following line items should be recommended to the Board for increase:

Beach sand from \$3,000 to \$6,000

Annuals from \$5,000 to \$7,500

Plant replacement from \$30,000 to \$35,000

Recreational equipment from \$15,000 to \$20,000

Building equipment from \$15,000 to \$25,000

Pool repair from \$7,000 to \$10,000

**Adjournment/Continuance: 6:22**

**CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**

**REPORTS**

**A**



TO: Chuck Adams  
Cory Lakes CDD District Manager | DATE: January 26, 2023  
FROM: Phil Chang, P.E.  
Cory Lakes CDD District Engineer | RE: Sewer Video Inspection  
Previously Quoted Costs - Update

As requested, we have contacted the three vendors who had previously provided quotes to video inspect certain sanitary sewer pipes within the District (see attached exhibit showing location of pipes). The three vendors and their total amounts quoted (previously in August, 2022) were:

- All South Underground: \$21,160.00
- AP Civil Solutions \$15,652.00
- Shenandoah General Construction Co. \$19,500.00

When asked for updated pricing, the only vendor who indicated a change in the pricing of their quote was AP Civil Solutions who indicated that there is now an additional \$1,500.00 mobilization fee. As such, the total amounts quoted are now as follows:

- All South Underground: \$21,160.00
- AP Civil Solutions \$15,652.00 + \$1,500.00 = \$17,152.00
- Shenandoah General Construction Co. \$19,500.00

The previous quotes are also attached for information.

Should the Board wish to proceed with any of these vendors, we can assist with coordination.



Cory Lakes Community Development District

Sewer Video Inspection Locations

**DBE CERTIFIED (DISADVANTAGED BUSINESS ENTERPRISE) - QUESTIONS?...CALL: (888) 382-6259 x2**

<b>Client</b> Johnson Engineering, Inc 17221 Camelot Ct Suite 101 Land O'Lakes, FL 34638	8139098099
---	------------

Items	Qty	Price	Amount
[Location: Cachet Isle Dr, Tampa, FL 33647 ]			
BACKGROUND: Background: Client requests CCTV Inspection & Jet-Vac Cleaning Services for the following: ~ 2,975 LF of Sewer Sanitary Pipeline. (Cory Lake Dr, New Tampa, FL 33647) ~ 2,615 LF of Sewer Sanitary Pipeline. (Barbados Isle Dr, Tampa, FL 33647)			
Total Footage: 5,590 LF.			
NOTES: - The Sewer System will be "in service" during the performance of the scope of work. - Client will provide a 2" meter water source available on-site. - Minimum volume septage disposal to be charged is 500 Gallons.  * If for any reason decanting the wastewater (septage) into the system is not allowed, ASU will collect, transport and dispose of all debris (including wastewater, solids and sediment of any kind) that are collected from the Client's Facility.  * It should also be noted that the drive time for transporting septage and debris to and from the Project to the licensed dump facility and/or back to ASU's shop shall accrue time under the Jet-Vac Truck Day Rate and Overtime Rates described below.			
JET-VAC TRUCK SERVICE - FULL-DAY RATE (includes up to 8 Hrs Port-to-Port) - Hours in excess of 8 per day will be billed at an Overtime Rate of \$296/Hr	5	2,200.00	11,000.00
PIPE VIDEO INSPECTION SERVICE - FULL-DAY RATE (includes up to 8 Hours Port-to-Port) - Laser Joint Measurement, Dip-Ball, and Mandrel services included. -- Hours in excess of a Full-Day (8 Hrs) will be billed at an Overtime Rate of \$264/Hr -- Laser Profiling Surcharge: \$420/Full-Day *Customer must notify ASU production at least 24 hours prior to mobilization for Laser Measurement, Dip-Ball, Mandrel, or Laser Profiling services.	5	1,800.00	9,000.00
SUBTOTAL:			20,000.00
FUEL RECOVERY SURCHARGE (% of Direct Jet-Vac, Vac, & CCTV Charges)		5.80%	1,160.00
===== ADDITIONAL SERVICES (As Necessary) =====			
Septage Disposal (Per Gallon) - Hours in excess of 8 per day will be billed at an Overtime Rate of \$285/Hr - The time required to transport grease water / debris from the Project to the disposal facility accrues normal work time under the Jet-Vac Truck Day Rate and Overtime rates, respectively.	0	2.00	0.00

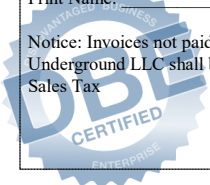
**Total**



**DBE CERTIFIED (DISADVANTAGED BUSINESS ENTERPRISE) - QUESTIONS?...CALL: (888) 382-6259 x2**

<b>Client</b>	Johnson Engineering, Inc 17221 Camelot Ct Suite 101 Land O'Lakes, FL 34638	8139098099
---------------	---	------------

Items	Qty	Price	Amount
<p>TERMS &amp; CONDITIONS - Including this Estimate as an attachment, addendum, or exhibit to any purchase order or agreement shall constitute acceptance by Client that the terms and conditions herein shall control and withstand any conflicting provisions therein. Unless otherwise agreed in writing specific to the scope herein and signed by All South Underground ("ASU") and Client, and notwithstanding any conflicting terms in any other documentation, purchase orders, or otherwise, the following terms and conditions apply:</p> <p>PERMITTING - All necessary permits shall be provided by Client at no expense to ASU.</p> <p>UNIT BILLING - Billing shall be based upon ASU's actual field measurements (for any unit billing is included herein).</p> <p>CHANGES - Any obligation to provide services hereunder shall be limited to those services specifically listed as Items herein. Ancillary or un-specified services shall require a separate Estimate or Change Order signed by both ASU and the Client. All changes must be made in writing by mutual assent of the parties.</p> <p>RETAINAGE - Client agrees to withhold zero percent (0%) retainage.</p> <p>ACCESS - Client shall provide drive-up access to structures/work-areas such that ASU may provide its services without delay. Conditions which cause ASU's vehicles/equipment to get stuck shall constitute a Client caused delay.</p> <p>MOT - Client shall provide Management-Of-Traffic services such that ASU may perform its services without delay.</p> <p>DEWATERING - Pipe structures requiring service shall be isolated and dewatered by Client at no expense to ASU such that ASU may provide its services without delay.</p> <p>STANDBY - Any delay in excess of 15 minutes that prevents ASU's crews from performing service, caused by circumstances under Client's control, shall be considered Standby. Any Client controlled circumstances that cause jet/vac equipment to require more than 45 minutes to perform a fill/dump cycle shall constitute Standby for time in excess of 45 minutes per cycle. If billing is based on hourly rates, Standby shall be charged at the respective hourly rate for the affected service(s). If billing is on a LF/quantity basis, Standby shall be charged as follows (per vehicle): Jet-Vac service @ \$265/hr, CCTV service @ \$235/hr, other vehicle/crew @ \$235/hr. If billing is based upon minimum daily quantities or day-rates, Standby time shall count towards accrued hours of service.</p> <p>UNKNOWN PIPE CONDITIONS - Pipeline to be serviced hereunder is of a condition unknown to ASU, may not be serviceable in full, and may be damaged by plugging, dewatering, cleaning, or other services. ASU will make a reasonable effort to service pipeline(s) without causing further damage or degradation. However, servicing pipelines and hydraulic systems presents an unavoidable risk of damage and associated complications that ASU shall not be liable for.</p> <p>SAFETY - ASU shall not be required to handle or transport Hazardous Waste. Client warrants and represents that the work area and any material that ASU may be directed to handle or transport shall be free of any Hazardous Waste. If Hazardous Waste is identified in any material encountered by ASU or its subcontractors while performing its work hereunder, Client shall at Client's sole expense, remediate and mitigate all Hazardous Waste contamination and shall indemnify and hold harmless ASU and its owners, directors, and assigns from all losses, costs, liabilities, claims, damages, expenses and legal fees that arise in connection with such Hazardous Waste. All provisions regarding assumption of risk, release, waiver, indemnity and hold harmless are intended to be as broad and inclusive as permitted under the law. ASU reserves the right, free from liability or damages, to refuse to provide services in any area that ASU deems to be unsuitable or unsafe.</p> <p>SEVERABILITY - Any provision of this held invalid by a judicial proceeding shall be deemed modified to the minimum extent necessary to be valid and as close to its original purpose as possible.</p> <p>REMEDY - Prior to withholding payments otherwise due to ASU or making payments chargeable to ASU, Client shall notify ASU in writing of such intended action specifying in detail ASU's unsatisfactory performance or pending obligation, and provide ASU a reasonable opportunity to cure such issue, which ASU must fail to reasonably address.</p> <p>STOPPAGE - ASU may suspend, slow, or stop work, free from any liability or damages in connection with such slow-down or stoppage, if ASU is not paid within thirty (30) days from the date it tenders its invoice or payment application.</p> <p>PENALTY PERIODS: Notwithstanding anything to the contrary herein or in any schedules, work orders, documentation, or otherwise, if as of the date ASU first mobilizes to furnish any service or goods specified hereunder or sixty (60) days thereafter, Client is in a liquidated damages period or other condition whereby Client accrues losses including, but not limited to fees, fines, penalties or damages, lost incentives, or lost bonus payment(s), for failure to complete or obtain acceptance of any portion of the project, ASU shall be held free from all liability or damages in connection with such losses and ASU shall be entitled to full and timely payment, regardless of whether the Client has been paid, for all work performed and goods furnished on the project.</p> <p>DUMP AREA - Unless otherwise agreed in writing, if ASU is required to perform cleaning/desilting services hereunder, Client shall furnish a lawful on-site dump area for ASU to dispose of all material/debris removed from jobsite assets.</p> <p>WATER SOURCE - Unless otherwise agreed in writing, Client shall provide a two-inch (2") water source, hydrant meter, or water truck (all of which shall deliver filtered or particulate-free fresh water) at no cost to ASU such that ASU may perform its services without delay.</p> <p>CLEANING EXCLUSIONS - Cleaning/Desilting items do not include root-cutting, descaling, de-tuberculation, or the removal of bricks, concrete, rocks, refuse, or foreign obstructions from pipelines.</p> <p>WATER &amp; DUMP ACCESS - Any circumstances that cause a Jet-Vac/Jet Truck water refill or dump cycle to take more than 45 minutes shall constitute a Client caused delay.</p>			
<p>=====</p> <p>The undersigned has the authority to sign and execute this agreement on behalf of Client and hereby agrees to the terms and conditions herein. - For Client:</p> <p>Sign: _____ Date: _____ PO #: _____</p> <p>Print Name: _____ Title: _____</p> <p>Notice: Invoices not paid according to the terms stated herein will be subject to a 1.5% per month finance charge. Client agrees that All South Underground LLC shall be entitled to all costs of collection, including reasonable attorneys' fees, in the event timely payment is not received.</p> <p>Sales Tax</p>		7.50%	0.00
<b>Total</b>			\$21,160.00





# A Full-Service Utility Company

254 Suncoast Blvd.  
Spring Hill, FL 34608  
Office Phone: 352-667-3942  
[www.apcivilsolutions.com](http://www.apcivilsolutions.com)  
FL CUC12242

8/9/2022

Subject; Cory Lakes CCTV Quote

Description	Rate	Qty	Amount
CCTV Inspection of Sanitary 8" – 12" Pipes	\$ 0.90 Per Ft	5590	\$ 5,031.00
Light Cleaning of 8" – 12" Sanitary Pipes	\$ 1.90 Per Ft	5590	\$10,621.00
		Total	\$15,652.00

**NOTE: \$1,500 Mobilization fee will be added to the final invoice**

This quotation shall remain open for Purchaser's acceptance for a period of thirty (30) calendar days after the above referenced date, after which it shall be automatically revoked by both the Purchaser and AP Civil Solutions LLC (APSC).

- This bid proposal is based upon estimated quantities from a site visit and/or dimensions provided by the Owner.
- This proposal is expressly based upon the Purchaser paying APCS all invoices within seven (7) days of the invoice date without with-holding retainage.
- This quote is for industry standard light cleaning, any heavy cleaning or root removal will incur an additional charge.
- Any and all Permits are not the responsibility of APCS unless noted above.
- Any and all surveying is excluded from this proposal and scope.
- Any and all additional work in addition to this written scope of this contract/quote will incur additional cost the Owner/Customer.

**ACCEPTANCE:**

We hereby accept this offer by AP Civil Solutions LLC.

---

Print Name & Title

Signature

Date



1888 NW 22nd Street  
(813) 677-7655

Pipe Inspection & Restoration Specialist

Pompano Beach, FL, 33069  
shenandoahconstruction.com

DATE: August 26, 2022  
SUBMITTED TO: Johnson Engineering Inc Tampa  
STREET: 17900 Hunting Bow Circle Suite 101  
CITY, STATE & ZIP: Lutz, FL 33558  
PHONE: (813) 751-2656  
FAX:  
EMAIL: pc@johnsoneng.com  
JOB NAME: Corey Lakes CDD  
ATTENTION: Phil Chang

PROPOSAL #P26994

We propose to furnish a crew and all necessary equipment to clean & video sanitary sewer system per customer request with map provided 8-24-22 at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:


Jet-Vac Equipment Estimated Completion Time	(at \$295.00 Per Hour)	30 hour(s)	\$8,850.00
26-30 Hours			
Video Equipment Estimated Completion Time 26-30	(at \$295.00 Per Hour)	30 hour(s)	\$8,850.00
Hours			
Offsite Disposal	(at \$650.00 Each)	2 Each	\$1,300.00
Clean Out Cap Removal & Reinstalled	(at \$500.00 Lump Sum)	1 Lump Sum	\$500.00

**Estimated Total: \$19,500.00**

**NOTE: SHENANDOAH IS NOT RESPONSIBLE FOR SURGES OR BACKS UPS IN HOMES. COMPLETION TIMES & QUANTITIES ARE ESTIMATED. INVOICING WILL BE BASED ON DAILY WORK TICKETS FROM THE FIELD.**

This proposal may be withdrawn if not accepted within 30 days. Payment terms net 30 days.  
(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work, therefore increasing or decreasing estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Unless noted above engineering, permits, testing and bonds are not included in the pricing. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Parties to this proposal/contract expressly waive all tort claims against each other and limit their remedies to breach of contract. **Due to current fuel price increases, Shenandoah will add a 5% fuel surcharge to each invoice for services performed.**

SIGNATURE: 

SHENANDOAH GENERAL CONSTRUCTION CO.	TITLE	DATE
Bobby Cannon	Estimator	08/26/2022

ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: \_\_\_\_\_

COMPANY NAME:	DATE:
REPRESENTATIVE:	TITLE:



# **CORY LAKES**

**COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF**

# **REPORTS**

**B**

# Cory Lakes Community Development District

## Facilities Manager

### Feb. 2023, Activity Report

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#### BEACH CLUB

1. Replaced a/c filters and cleaned drain lines. (Monthly)
2. Completed painting of Clubhouse.
3. Ran electric for TV in office.
4. Ordered replacement dock lights after teens removed and tossed in the lake. Working to recover expenses.

#### Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Did with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Replaced Fountain feature pump but new pump had a short from the factory. Replacement on backorder.
5. Working on heater issues. Parts on backorder.

#### PLAYGROUND

1. Kept clean and organized. Lots of leaf litter this time of year.

#### GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Helped with routine sanitation.
4. Replacement weights have been approved and ordered.
5. Repaired equipment damaged by teens. Working to recover repair costs.

#### LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. (Ongoing)
2. Working on irrigation issues around the community. Ongoing
3. OLM inspection was on 2/2/2023. LMP awarded 95% rating.
4. LMP working on seasonal cutbacks.
5. LMP working on cleaning flowerbeds and conservation wood line as water levels recede.

#### LAKE MANAGEMENT

1. Solitude was out this week and treated some of the lake for grass and algae.

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

#### SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed. Lots of new faces. Still having lots of turn over. Seems every week is a new face.
3. So far we have 95 street parking violators notified in January, 13 vehicles are in a towable status. So far no issues from residents that have been warned.
4. CDD has approved one garage hardship to date.
5. Working with a tow company that is trying to get an exception with the County for towing.

#### OTHER ACTIONS

1. Working with District engineers on inspections of the community SWFWMD control structures. We are getting proposals to repair. Proposals to be provided at January meeting due to bid deadline being extended at vendors requests. Waiting on 1 more vendor to submit a bid.
2. Working with Ryan Homes on Capri Isle drainage issues SWFWMD keeps making changes to allowances so Ryan Homes is working to complete these requests.
3. Working with District engineer on drainage issue on Cachet Isle. Ongoing ( Resident reported that they now a company but is restarting the investigation process and is out of the country.
4. Working on adding ball stop safety netting along wood line by cricket pitch.. Trying to get updated date from vendor. Not until February.
5. Low voltage uplights on exit side may need to be replaced due to lightning strike. Working with manufacturer to try and replace under warranty but may not be covered for lightning damage. Removed 22 fixtures to return to manufacturer. Manufacturer only offered small price break and did not warranty due to the lightning damage.
6. City of Tampa will be doing work to the three City maintained lift stations. A notice will be sent out before each project begins. No Start date yet.
7. Replaced four pet waste stations around the community.
8. Replaced 3 light drivers in the light poles at the amenities.
9. Removed moss from a couple trees along Morris Bridge entrance.

#### Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Envera will be replacing the fingerprint reader. The replacement unit was not provisioned with a card reader so residents with an access card due to poor fingerprints could not use the reader. Unit was also not provisioned for enough prints. New unit on backorder.
4. Bar code reader is not reading some barcodes. Some barcodes are needing to be replaced but there also seems to be an intermittent communication issue. Envera will be pulling new cable from the reader to the building the week of 2/6/2023.

#### Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.

#### Action Plan for March 2023

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



# CORY LAKES CDD

LANDSCAPE INSPECTION

February 2, 2023

ATTENDING:

JOHN HALL – CORY LAKES CDD

STEVE SMALL – LMP

PAUL WOODS – OLM, INC.

**SCORE: 96.5%**

**NEXT INSPECTION  
MARCH 2, 2023 AT 10:30 AM**

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## CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

## CATEGORY II: MAINTENANCE ITEMS

### BEACH CLUB

1. Continue to monitor flush of growth from freeze damaged Hibiscus and Ixora, pruning to remove dead wood.
2. Reduce volunteer Sword Fern in the pool enclosure between the playground gate and the life ring.
3. Pool slide berm: Tip prune Loropetalum once bloom cycle is complete to promote an improved shrub form. I recommend heavily fertilizing Jatropha, Firebush, and Loropetalum.
4. Near the east side stairway: Prune Downy Jasmine from overgrowing the sidewalk area.
5. Pool slide embankment: Control small amount of broadleaf weed in turf.
6. Pool bathhouse frontage: I recommend removing volunteer Firebush and Ixora. I also recommend removing freeze damaged Bird of Paradise, allowing Variegated Hibiscus to be the planting along the bathhouse foundation.
7. Front of pool bathhouse: Provide sample of the declining Dactyl Palm to confirm disease.

### COMMONS

8. Center island at Isles of Cachet: Remove dead plant material.
9. Barbados Isle right-of-way: Fertilize newly installed Firebush, Loropetalum, and Ixora.

### MORRIS BRIDGE ROAD ENTRANCE

10. Monitor areas of frost injury, confirming no active disease, promoting infilling growth of Zoysia.
11. East end of the entrance: Monitor emerging spear in Sylvester Palm.

12. Confirm freeze damage on the Vitex, pruning as needed back to green wood, maintaining a loose form wherever possible.
13. Entrance monument: Monitor freeze damage on Dwarf Ixora. Limit pruning to affected areas.

#### CAPRI ISLE

14. 15000 block of Tahiti Isle Lane: Improve vigor and color in Loropetalum.
15. Prune and elevate 2 Oak trees adjacent to the mailboxes in the 15000 block.
16. Fertilize Loropetalum at the small pocket park.

#### CROSS CREEK BOULEVARD

17. Continue pruning Ligustrum Privets, maintaining roadside clearance.
18. Monitor emerging spear on Washingtonia Palm on the westbound exit lane closest to the commercial center driveway.
- 19. Improve vigor and fertility in Azaleas along the inbound lane.**

#### CATEGORY III: IMPROVEMENTS – PRICING

1. Beach Club: Provide a price to target prune Oak tree overgrowing the tennis court.
2. Capri Isle: Provide a price for pressure treated 4x4 posts with a vinyl chain link to replace the dead Loropetalum across the playground frontage. New Loropetalum can be placed underneath these and grown up to the swag chain in front of the playground area.

#### CATEGORY IV: NOTES TO OWNER

1. Cross Creek Blvd frontage: I recommend reviewing contractor's proposal to reduce Ligustrum Privets along the interior drive between the gatehouse and Cory Lake Blvd. This will expose Crape Myrtles to view and eliminate aged and irregularly formed roadside Ligustrums.

#### CATEGORY V: NOTES TO CONTRACTOR

NONE

cc: John Hall [clceddfm@gmail.com](mailto:clceddfm@gmail.com)  
Chuck Adams [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)  
Scott Carlson [scott.carlson@lmppro.com](mailto:scott.carlson@lmppro.com)  
Steve Small [Steve.Small@lmppro.com](mailto:Steve.Small@lmppro.com)  
Garth Rinard [garth.rinard@lmppro.com](mailto:garth.rinard@lmppro.com)

# CORY LAKE CDD

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		
TURF FERTILITY	15		
TURF EDGING	5		
WEED CONTROL – TURF AREAS	5		
TURF INSECT/DISEASE CONTROL	10		
PLANT FERTILITY	5	-3	Chronic chlorosis azaleas
WEED CONTROL – BED AREAS	10		
PRUNING	10	-2	Complete crape Myrtle / remove winter kill as needed.
PLANT INSECT/DISEASE CONTROL	5		
CLEANLINESS	5		
MULCHING	5		
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
<b>MAXIMUM VALUE</b>	<b>145</b>		

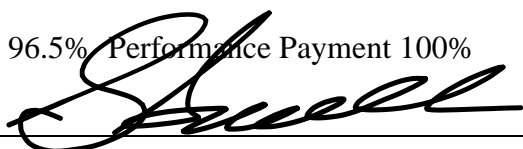
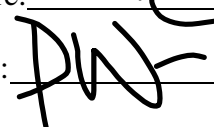
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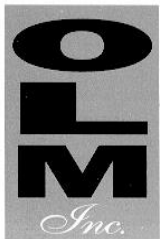
Score: 96.5% Performance Payment 100%

Contractor Signature: \_\_\_\_\_

Inspector Signature: \_\_\_\_\_

Property Representative Signature: \_\_\_\_\_



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

**STAFF**  
**REPORTS**  
**D**



## CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

#### LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 20, 2022 CANCELED NO QUORUM</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>November 17, 2022</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>December 15, 2022</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>January 19, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>February 16, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>March 16, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>April 20, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>May 18, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>June 15, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590		

Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>July 20, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>August 17, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
<b>September 21, 2023</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
Join Zoom Meeting; <a href="https://us02web.zoom.us/j/83397954590">https://us02web.zoom.us/j/83397954590</a> Meeting ID: 833 9795 4590 Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		