

The Islander Magazine

Cory Lake Isles Annual



● **BACK 2 SCHOOL** **POOL PARTY**

SATURDAY 6TH AUGUST

1:00-3:00PM

● Join us for **FREE** snow cones,
music, prizes, food for
purchase & **SO MUCH FUN!**



FREE EVENT



● Taco Food Truck will be in
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813-444-0660



Jennifer Wiggins

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Jennifer Wiggins, REALTOR®
813.539.1678 | jwiggins@smithandassociates.com



- Cory Lake Isles resident for 10+ years
- Local Radio Co-Host, **Let's Talk Tampa™**
- The Smith & Associates Real Estate's Luxury Brand is Widely Recognized
- Host of "This is Tampa" Podcast
- Contributor to Wesley Chapel Weekly

What My Clients Are Saying....

"Working with Jen was a breath of fresh air. She was always positive and helpful and actually listened to what we wanted. She helped us find our home very quickly, however we felt she was willing to play the long game if we had needed her too. We were very thankful we found her."

-The Travis Family

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CORY LAKE ISLES

CDD Office & Beach Club Hours

Monday, Wednesday 9am-9pm
 Tuesday, Thursday, Friday, Saturday 9am-5pm
 Sunday Closed

Fitness Center Hours

Seven days a week 24 Hours

Official Cory Lakes CDD Website: www.corylakescdd.net

Envera Customer Service (877) 936-8372

Morris Bridge Gatehouse (813) 986-0030

CDD Office (813) 986-1031

POA Office (813) 341-0943

Cross Creek Gatehouse (813) 907-8400

Police Emergency 911

Fire/Medical Emergency 911

Police Non Emergency (813) 231-6130

An independent contractor staffs the gates at Cory Lake Isles. They provide access control at the gates 24/7. They are a valuable resource and can advise on security issues; however, **they have no law enforcement authority.** Any law enforcement or criminal activity should be directed toward the Tampa Police Department that has jurisdiction for Cory Lake Isles.

POINTS OF CONTACT

CDD Board Members

Jorge Castillo
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Sudhir (Sid) Shah
sshah@corylakescdd.net

Ron Acoff
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Rene Fontcha
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CDD Facilities Manager
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clcdm@corylakescdd.net

**CDD Office Administrator/Events
 Coordinator**
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 O: 813.986.1031 F: 813.986.1056
Clbeachclub@corylakescdd.net
clievents@corylakescdd.net

CDD Committee Chairs
**Landscape/Aquascape/
 Facilities Committee**
Stephanie Squires
stephie11173@verizon.net

Security Committee
AJ Forbes
clcdsaf@gmail.com

POA Management Company
Commdominium Associates
John Rowles
jrowles@condominiumassociates.com

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POA Committee Chairs
Design Review Committee
 Sam Greenburg
**Covenant Enforcement
 Committee**
 Parag Shah
Short Term Rental Committee
 Kara Greco

**Advertise in your newsletter.
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Call for info: 813-842-3818
 Email: info@KEMMediaGroup.com

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I ♥ CLI

**CYNTHIA
 McINTYRE**
 FOR CDD SUPERVISOR

FOR MORE INFO, VISIT MY WEBSITE:
www.ILoveCLI.com

Paid for and approved by Cynthia McIntyre, candidate for CDD Supervisor, Seat 5

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Lacey Cagle
 (352) 239-0984
Lacey.Cagle@SunbeltTitle.com



Upcoming Meeting: CDD Board Meeting August 18, 2022 @ 6:00PM

Official Cory Lake Isles CDD Facebook is HERE! Search 'Cory Lakes CDD' and follow for another easy way to stay up-to-date with community news. Remember you can also find CDD information on the CDD website at www.cory-lakescdd.net. www.facebook.com/corylakescdd

Community News Street Parking Policy

Remember that there is no street parking overnight. Any vehicle parking on the street after 1am will receive a tow warning notice.

If you need a temporary parking pass, please contact:

Office Hours:

CDD OFFICE 813-986-1031

After Office Hours: Guard House
813-986-0030 OR 813-907-8400.

Just a friendly reminder that there is "No Wake" restrictions down the isles/canals. The boating and skiing area of the lake is the only non-wake restricted section. Please see the map for more details.

POA NEWS

Dear Neighbors:

One of the many Committees under the POA is the Covenants Rewrite Committee.

The purpose of this diverse, 10-person committee is to review the existing covenants which will be 30 years old in 2023. The goal is to improve upon the clarity and meaning of some rules, remove anything that pertains to the CDD and not the POA, and ultimately re-define some of the outdated rules we currently must abide by.

When the Committee has completed their review, and our legal team has approved the changes, these will be sent to every homeowner for review, and ultimately for your vote.

It is important that EVERY property owner votes, so that we can modernize these outdated rules and restrictions. In doing so, this will give the community covenants that are easier to understand and follow, and ultimately will guide us for many years to come.

Thank you
Your POA Board

Advertise in *The Islander*

Helping to support, inform and entertain the community.

For Info.....

CALL: 813.842.3818

EMAIL:

Info@KEMMediaGroup.com



Can you believe it's already BACK TO SCHOOL time?

A major safety concern for your Neighborhood Watch and Security Committee teams are speeding in the community, and distracted driving. Unfortunately, we've had plenty of both over the summer!

We are asking all parents to remind your kids of the basics of road safety, and that they need to be alert when getting on and off the school bus, or in and out of carpool areas.

Drivers, PLEASE SLOW DOWN and put down the phone! The 2.5 seconds you save by speeding in our community is NOT WORTH hurting a child. Neither is immediately responding to that text message.

Penalties for passing stopped school bus include:

- Moving violation subject to citation.
- Requirement to complete a basic Driver Improvement Course upon conviction.
- Four points on your driver license;

and

- Minimum fine of \$165, if you pass on the side where children enter and exit, you will receive a minimum fine of \$265.

Interested in joining the Cory Lakes Isles Neighborhood Watch Team?

Please contact your CLI Coordinator, Sheryl Springer in one of the following ways:

Email: sheryl@corylakenw.com
Facebook: @CoryLakeIslesNW



Twitter: @CLI_NW
Neighborhood Watch WhatsApp:
<https://chat.whatsapp.com/HvEjpw5NI78T5r24cwdiy>

Roving Security Vehicle

Have you seen our newly update rover vehicle? Our security rover now patrols the community in a Ford truck with the new black vinyl lettering. They are easily identifiable as "Cory Lake Isles Security".

REAL ESTATE

We are in crazy, uncertain times with rapidly changing information.

Although the news isn't always ideal, it's not as ominous as some might make you believe.

Let's start with the hard facts:

- Inflation is [presently] reported at 8.6 %, which is a 40-year high.
- The feds just raised the federal funds rate by 75 basis points.
- While interest rates and inflation rise, affordability is dropping quickly. Buyers who were preapproved months ago no longer have the same purchasing power.
- Residential lending is currently down 32%, leading to layoffs in the mortgage industry.
- Although Florida has four of the top ten cities for real estate investors, there is a definite pull back occurring.
- Zillow and Redfin are also experiencing staffing cutbacks.

Even with these unanticipated changes, I don't believe the news is all grim. There are some things happening that point to a market stabilization, which was greatly needed. We knew this was eventually going to come along but it doesn't mean the sky is falling. According to U.S. News and World Report, Tampa, FL was recently ranked among the top 50 best places to live. In the first two months of 2022, more than 9,000 people moved to the area.

The economic slow down is expected to increase home inventory and slow the hysteria that has been the norm for the past couple of years. Although buyers have less buying power than they did just months ago, there will now be more homes to choose from and buyers should soon have more leverage.

According to Florida Realtors®, although the pace has slowed, people are still spending at a healthy pace. That's a measurable sign of how the economy is performing.

Just by the looks of our local May 2022 MLS statistics, the signs of a shift have begun. Active Listings are up 28% from the month prior and up 9% from a year ago, New Listings are also up, and Pending Sales are starting to show a small but detectable downshift. This means actively listed homes are beginning to sit longer, which could indicate that we are exiting the "extreme" sellers market we have been in for the past two years. On the other hand, Sales Volume & Average Sales Prices are both trending upward. According to Stellar MLS, as of May 2022, the Average Sales Price in our local market was \$452,922, up 2% from April 2022 and up 21% from May 2021. This signals that while homes will have longer Days On Market, the home values from the past two years have already set in. Consumers may begin to notice an increase in price improvements as sellers attempt to catch up to the ever-changing market conditions.

It's as important now as it ever was to work with a knowledgeable professional for your home buying and selling needs. The market is an agile environment right now and can even feel somewhat uncertain. It's much better to be prepared and well-informed when heading into any type of real estate transaction, which for most consumers, is by far their largest asset.



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EVENTS

SELECT

August 2022



Wiregrass Mall Back to School Tax Free Shopping 7/25-8/7

To kick off the new school year, businesses at The Shops at Wiregrass will be participating in a tax free shopping event. Many stores will be having promotional sales during this time as well! Download the Florida Department of Revenue TIP Guide for a complete list of tax exempt items, and The Shops at Wiregrass website for more information.



US Figure Skating 2022 National Show Case at Center ice 8/2-8/6

The competition will run from Tuesday morning, August 2nd, to Saturday evening, August 6th. There are 377 skaters competing in individual events and also 107 teams competing, for a total of 950 starts. Tickets may be purchased at the door. Free entry for children 2 years of age and under. Reduced ticket prices for children 3 to 11 years of age.

Chuck Lager Professional Networking Lunch 8/4

11:30am-1pm
2001 Piazza Avenue- Wesley Chapel
Get to know local businesses while growing your own! Every Wednesday top professionals of Wesley Chapel meet at Chuck Lager America's Tavern to connect and build real relationships within the community. Register for your free ticket at www.eventbrite.com.



Jade Soap Shop Cold Process Soap Workshop 200-Soap Recipe Design 8/7

10am-1pm
1597 Main St., Dunedin, Lutz
If you want to learn more about soap making this workshop will help you discover soap-making recipe calculation and designing. Get creative with the chance create your own unique formal of fragrant soap, and take it home with you to use! More information at www.jadesoapshop.com



Our Dream Wedding Expo

Our Dream Wedding Expo 8/7

1pm-4pm
Sierra Conference Center at Hyatt Place Wesley Chapel
26000 Siera Center Blvd, Lutz
For all things wedding related visit Our Dream Wedding Expo. You will be able to meet with the area's best wedding professionals showcasing their products and services, including in person demos and food sampling. A variety of different games and raffles are planned to take place throughout the day. Children 12 and under are free. Bring your partner, family and friends, and anyone you want to share your wedding planning process with and have fun! Tickets are available on www.eventbrite.com



Florida Penguin's Back-to-School Bash 8/7

12pm-4pm
2300 Grand Cypress Drive, Lutz
Tampa Premium Outlets will have kids activities going on to celebrate going back to school. There will be local family services, an interactive scavenger hunt, sports mascots, performers, and a large business expo

with dozens of businesses offering services for the coming school year. An important inclusion is all-new Full-Inclusion Sensory areas with special access for neuro-diverse children will be available at each location of the scanvanger hunt and other activities. Admission is free to the public



Full Life Chiropractic Self Defense Workshop 8/8

6:30pm-8pm
2634 Cypress Ridge Blvd, Wesley Chapel
Hosted by Dr. Sarah Bober and Quest Self Defense, this class is focused on teaching the participants basic self defense techniques and strategies. The instructors use small class sizes to provide a comfortable setting to learn and improve. The cost of attendance per attendee is \$25. For ticket purchases please visit www.eventbrite.com.



Butterfly Gardening 8/9

2pm-3:30pm
New River Library, 34043 State Road 54, Wesley Chapel
Come learn how to create a successful butterfly garden! Hosted by UF/IFAS Pasco County Cooperative Extension. Admission is free, sign up for spot on www.eventbrite.com!

Krav Maga ABCs of Success 8/13

12pm-1:30pm
1900 Land O' Lakes Boulevard, Lutz
Get ready for the start of school with martial arts training at Krav Maga. Learn the ABCs of Success with Team KMMA and build your confidence to set

goals for anything you want achieve. A special board-breaking seminar will be included. No previous martial arts experience is necessary!



Carrollwood Market
8/13 @ 10:00 am – 2:00 pm

The Carrollwood Market supports local vendors selling what's made in Tampa Bay! Find a vast variety of fresh produce, plants, farmed eggs & meats, baked goods, artisan products, lunch bites, local art, handcrafts, and more. Fun for all ages, dog-friendly, free parking, bike valet, and local live music! The Carrollwood Market is held the second Saturday of every month from 10 a.m. until 2 p.m.



New Moon Sound Alchemy & Cacao Ceremony
Sun Yoga Tampa
8/27

19239 Dale Mabry Hwy, Lutz
 Sun Yoga Tampa will be holding a yoga and meditation class with a variety of activities to inspire healing, personal growth, and connection. There will be a new moon intention setting and guided meditation, Reiki, Cacao Ceremony, breathwork, and a share circle, and much more. For more information and tickets visit www.sunyogatampa.com/events



Summer Rum and Seafood Festival
8/27

4pm-10pm
 Tampa Premium Outlets
 2300 Grand Cypress Drive, Lutz

This festival is a chance to enjoy everything Florida has to offer, with many local distilleries from across Central Florida, over 10 seafood vendors as well as traditional street vendors, and live performances throughout the day, there is something for everyone enjoy! All adult beverage sales will also go towards the North Tampa Bay Chamber of Commerce. General Admission & VIP Package sales are available on www.eventbrite.com. All children under 18 are free to enter! \$10 General Admission tickets are only available at the gate on event day



A Noble Picnic Experience, The Art of Charcuterie
8/27

3pm-5pm
 RAW Space Collaborative, 6013 Wesley Grove Boulevard
 At this unique workshop you will learn how to prepare your very own charcuterie board! This includes demonstration from experts, hands on instruction, products, and all materials needed for creating a charcuterie box. Once your creation is finished, enjoy at the luxury picnic set up! Tickets are \$65 at www.eventbrite.com



Florida Landscapes Art Exhibit
Month of August

Carrollwood Cultural Center
 Florida Landscapes...presented by the Gallery at Carrollwood Cultural Center is an art exhibit that celebrates Florida's landscapes, seascapes, cities, and unique imagery that makes it the Sunshine State.



Yoga, Meditation & Sound Healing Therapy
8/27

Last Saturday Night of every month. Kids Welcome! When your body is out of balance, diseases can result. That is, illness is caused by blockage which stops the organ in question from vibrating at its healthy frequency. Sound healing works by sending sound waves throughout your body, which brings harmony through oscillation and resonance. The ExerScience Center
 24706 Florida 54
 Lutz, FL 33559



Concert
Fri, 8/26

7:00 PM EDT
 Brass Mug
 1450 Skipper Road
 Tampa, FL 33613
 Naked Gypsy Queens/Cinema Stereo/Sick Hot

Please send your events to:
info@KEMMediaGroup.com
 By the 10th of the month preceding publication month. Date, time location, short description, one image.



#1 Producing Realtors in Cory Lake Isles

We are honored to be including in this years Real Trends America's Best Real Estate Professionals List which is the top 1.5% of agents nationwide.



PENDING | 17926 Cachet Isle Drive
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ACTIVE | 10551 Bermuda Isle Drive
4 BD | 3 BA | 2,989 SF | \$925,000



ACTIVE | 10849 Barbados Isle Drive
4 BD | 3 BA | 3,096 SF | \$950,000