

***CORY LAKES  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Board of Supervisors  
Meeting***

***Wednesday  
December 18, 2013***

***6:00 p.m.***

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

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

# Cory Lakes Community Development District

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Development Planning and Financing Group  
15310 Amberly Drive, Suite 175, Tampa, Florida 33647  
Phone: 813-374-9105  
Fax: 813-374-9106

December 11, 2013

Board of Supervisors  
**Cory Lakes Community  
Development District**

Dear Board Members:

A Regular meeting of the Board of Supervisors of the Cory Lakes Community Development District is scheduled for **Wednesday, December 18, 2013**, at 6:00 p.m. at the Cory Lakes Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

*The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.*

Enclosed separately under **Appendix A** are the items listed on the Consent Agenda which include the Board and Committee minutes and financial statements/check register.

The balance of the agenda is routine in nature. Staff and the Committees will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Bruce St. Denis*

Bruce St. Denis  
District Manager

Cc: Attorney  
Engineer  
Facilities Manager  
Beach Club  
Files

District: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT  
Date of Meeting: **Wednesday, December 16, 2013**  
Time: **6:00 p.m.**  
Location: Cory Lake Beach Club  
10441 Cory Lakes Drive  
Tampa, Florida

Conference Call In. No.: 712.432.1500

Code: 434537#

***Business Meeting  
Agenda***

- I.** Roll Call
- II.** Chairperson's and Manager's Opening Remarks
- III.** Audience Comments on Agenda Items  
[Residents/Audience will have TWO opportunities to address the Board and staff during the meeting under the Third and Eighth Orders of Business. All Residents planning to speak at the meeting, please fill out an index card upon arrival with name, address, and the topic of your comment. Three minutes per individual.]
- IV.** Board Member Revisions to Agenda
- V.** Updates:
  - A. Pool Construction Project
  - B. Pool Security
  - C. Bond Refinancing
- VI.** Business Matters
  - A. District Employee Staffing Option/Analysis
  - B. Land Swap Discussion
  - C. Additional Matters
- VII.** Administrative Items:
  - A. Consent Agenda Items  
    - Minutes of Meetings, Financials
    - Financial Summary
- VIII.** Staff Reports:
  - A. Attorney
  - B. Engineer
  - C. Manager

**See Appendix A to Agenda**

- D. Facilities
  - Facilities Manager Report
  - Lifestyle Events

Exhibit 1

- IX.** Committee Reports:
  - A. Finance
  - B. Landscape-Aquascape-Facilities.
  - C. Security
  - D. Strategic Planning Committee
  - E. Communications Task Force [C. Spiro]
- X.** Supervisor Requests
- XI.** Public Comments
- XII.** Adjournment

## **APPENDIX “A”**

### **Table of Contents**

1. Approval of **Board** Meeting Minutes of October 16, 2013
2. Approval of **Audit Committee** Meeting Minutes of October 16, 2013
3. Approval of **Board** Meeting Minutes of November 20, 2013
4. Acceptance of Unaudited Financial Statements as of November 2013 [by electronic mail only.]

**EXHIBIT 1.**

December 18, 2013

Frank James LLC  
Cory Lakes Community Development District  
December 2013 Facilities Management Activity Report

Highlights

- Christmas Decorations (Completed)
- Lake Buoy (Completed)
- TECO Upgrades (Completed)
- Lake Fountain Repair (Completed)
- Landscaping at Beach Club (Completed)
- Remove and Replace Sidewalks (Completed)
- Refinish Loveseats (Completed)
- Paint Bollards (Completed)
- Grind Concrete Sidewalks (Completed)
- Raise Sidewalk Meter Boxes (Completed)
- Patch/Paint Gym Wall (Completed)
- Install Ball Racks (Completed)
- Repair Sconce Light (Completed)
- Repair Pedestrian Gate (Completed)
- Damaged Towel Dispensers (Completed)
- Faucet Replacement (Completed)
- Repair Curbing (Completed)
- Replace Sewer Cap (Completed)
- Reserve Study Site Inspection (Ongoing)
- Support for Lifestyle Management (Ongoing)
- Pool Support (Ongoing)

Details

- The Decorating Elves Company completed installation of the Christmas decoration for this year.
- Armstrong Environmental returned the unattached buoy to its location and anchored it in place.
- TECO has been performing preventive maintenance on old worn-out switchgear equipment and replacing them with new switchgear equipment.

- Aquatic Systems, Inc. has completed replacement of the pump, motor and control box, for the broken fountain at the intersection of Cory Lakes Drive and Cory Lake Blvd., Morris Bridge entrance. Aquatic Systems, Inc. provided the \$4,392.53 “low- bid “contract amount for this project.
- Landscape Maintenance Professional, Inc. installed new sod and made additional improvements to the landscaping in front of the Beach Club.
- Contractor removed and replaced uneven areas of concrete sidewalk along Cory Lakes Drive and Lanai Isle Drive and replaced them with new level concrete sidewalks.
- Contractor sanded and refinished two metal love seats and returned them to the lake view area along Cory Lakes Drive.
- Bollards were painted at the Morris Bridge entrance.
- Contractor milled elevated/uneven areas of the sidewalk on Cory Lakes Drive (two areas near 10419, between 10415 – 10419, between 10503 – 10505, between 10759 – 10757, 10517 and 10715), to make them even and eliminate the trip hazard.
- A & A Development adjusted, to a level surface, the electric & water meter boxes within the sidewalks along Cory Lakes Drive (near the corner of Bahama Isle, near the corner of St. Croix, 10567 and 10411), for a contract price of \$1,821.35, to help eliminate the trip hazard.
- Patched and painted damaged gym wall.
- Installed wall ball rack and tower ball storage rack in gym.
- Electrician rewired/repared a sconce light on a column at the Cross Creek entrance.
- Contractor repaired a broken pedestrian gate at the Cachet Isle Drive Bridge.
- Replaced two damaged towel dispensers, within the men’s gym restroom.
- Plumber replaced the sink faucet within the men’s gym handicap restroom area.
- Contractor repaired a section of broken concrete curbing, at the intersection, approaching the Morris Bridge Security Gatehouse from Morris Bridge Road.
- Replaced broken/open sewer cap, on sidewalk, at 10567 Cory Lakes Drive.

#### Action Plan for January 2014

- Brick Roadway Paver Repair
- Proposals to Repair Beach Club HVAC System
- Capri Isle Street Lights
- Pressure Wash Morris Bridge Exit Sidewalk
- Pressure Wash Cross Creek Exit Sidewalk
- Concrete Sidewalk Repair/Replacement
- Follow up on items in “Reserve Study Site Inspection” report.
- Support for Pool Project
- Support for Lifestyle Management





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