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

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The Regular meeting of the Board of Supervisors of the Cory Lakes Community Development District was held on Wednesday, December 15, 2010 at 6:00 p.m. at the Cory Lake Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

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**FIRST ORDER OF BUSINESS - Roll Call**

Mr. Burman called the meeting to order.

Supervisors introduced themselves.

Present and constituting a quorum were:

David Burman	Chairperson
Ron Fitzgerald	Vice Chairperson
Kerri Ringhof	Supervisor
Scott Shaw	Supervisor

Also present were:

John Daugirda	Manager
Michael Cachon	Field Manager
Several Residents	

Mr. Daugirda established a quorum of the Board was present.

[Note: the minutes of the meeting are a summary of the discussion and actions taken at the December 15, 2010 meeting; and upon the Board of Supervisors' approval are the permanent "Record of Proceedings" of such meeting.]

**SECOND ORDER OF BUSINESS - Chairperson's and Manager's Opening Remarks**

Mr. Burman stated I was not happy when I signed the bill from Mr. Straley's office for almost \$4,200 for two letters that went out to the Aydin and Reich families.

Ms. Ringhof asked is it itemized? Is he charging us for them calling him.

Mr. Burman responded yes. It was almost 2.5 hours on the Reich matter.

1 Ms. Ringhof stated the letter was very clear that they had to contact the District Manager.  
2 They went to everyone, but the District Manager.

3 Mr. Burman stated Mr. Daugirda suggested he talk to Mr. Straley regarding the bill.

4 Mr. Shaw stated one Board member should be the liaison with Mr. Straley so he does not  
5 get five phone calls from five different supervisors which also drove up the costs on the bill. Can  
6 we instruct Mr. Straley not to take phone calls from residents?

7 Mr. Fitzgerald asked was there a way we could have used Rampart in these incidents?

8 Mr. Daugirda responded the CDD was the enforcement agency in this case. If it was a  
9 fine relating to a deed restriction then the POA could have taken care of it such as the lake or  
10 streets. In terms of the CDD facilities, the District should handle those types of things; unless the  
11 Board decides to make Rampart the agent for the CDD for the facilities.

12 Mr. Shaw stated in which case Rampart will raise their budget because they are not going  
13 to do this for nothing.

14 Ms. Ringhof stated of the 15 hours spent on this issue, 4.5 hours were reviewing the  
15 incident reports.

16 Mr. Fitzgerald stated Mr. Straley was also provided 33 reports that had nothing to do with  
17 this.

18 Ms. Ringhof stated in addition, they charged us for the photocopies, and the letter was not  
19 specific to any pertaining to the incident reports.

20 Mr. Burman stated originally the discussion was the Chairperson was the contact person  
21 for the attorney and none of the other supervisors or committee chairs were suppose to contact  
22 him. I may be wrong, but I believe that is how it was supposed to be.

23 Ms. Ringhof stated I know I was made the contact person for the litigation, but I am not  
24 sure about the rest.

25 Mr. Shaw stated on a specific case, like Avatar, I was given that; but generally it should  
26 be the chairperson.

27  
28 **On MOTION by Mr. Shaw, SECONDED by Ms. Ringhof, WITH ALL IN FAVOR, the Board**  
29 **authorized that the Chairperson was to be the contact person with the attorney, unless specifically**  
30 **designated otherwise.**  
31  
32

1 **FOURTH ORDER OF BUSINESS**                      **Consent Agenda Items:**

- 2     ▪ Approval of November 17, 2010 **Board Minutes**  
3     ▪ Acceptance of December 2, 2010 **Finance Committee Meeting**  
4     • Acceptance of November 9 and November 23, 2010 **Landscape-Aquascape-Facilities**  
5       **Committee Meetings**  
6     • Acceptance of November 29 and December 14, 2010 **Quality of Life Committee**  
7       **Meetings**  
8     • Acceptance of December 6, 2010 **Security Committee Meeting**  
9     • Acceptance of **Financial Statements** as of November 30, 2010  
10

11           Mr. Burman stated as a side note, the security committee December 6, 2010 minutes  
12 should show that there is a joint enforcement effort with the CDD and POA for illegal parking on  
13 sidewalks and roadways throughout the community.  
14

15 **On MOTION by Mr. Burman, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the Board**  
16 **approved the Consent Agenda items as listed above, in addition to the amendment to the**  
17 **December 6, 2010 Security Committee meeting minutes.**  
18

19 **THIRD ORDER OF BUSINESS - Board Discussion on Agenda and Meeting Protocols**

20           Ms. Ringhof requested the addition under Item 9 B. Quality of Life #7 Dog Park.  
21

22 **FIFTH ORDER OF BUSINESS**                      **Staff Reports**

23 **A. Attorney**

24 **A. 1. Update: Litigation**

25           Mr. Burman stated the litigation hearing is on January 27. I spoke to Mr. Straley and if  
26 we do win, we would like the attorney to be in a position to have them provide to the defendant a  
27 notice to vacate the office within 24 to 48 hours following judgment.  
28

29 **A.2. Update: Suspensions and Hearing Requests**

30     ▪ **Aydin**

31           Mr. Burman stated we have not heard from the Aydin Family.  
32

33     ▪ **Reich – Requested Hearing to be Rescheduled**

34           Mr. Burman stated the Reich Family requested a hearing. If Ms. Castro is available on  
35 January 3, I suggest we hold the hearing at 6:30 pm prior to the Security Committee meeting. I  
36 want to make sure myself, Ms. Castro and Mr. Shaw are present in case there is an issue with the  
37 Supervisors having to recuse themselves as they are testifying.  
38

1 Ms. Ringhof asked regarding the proposal for the Dog Park, do we need special  
2 insurance? I am sure our property insurance will cover this.

3 Mr. Daugirda responded I can call our insurance agent tomorrow and circulate a  
4 memorandum. It may fall within the general liability coverage.

5  
6 **B. Engineer**

7 There not being any, the next item followed.

8  
9 **C. Manager**

10 **C.1 Management Report**

11 **▪ Informational: FY Ended September 30, 2010 Audit has started**

12 Mr. Daugirda stated Mr. Fitzgerald and the LAF Committee has requested me to be  
13 involved with OLM on the Morris Bridge landscape bids, and we will assist in that.

14 I have had conversations with supervisors on the Sunshine Laws. Of the five supervisors,  
15 two or more cannot informally confer between meetings to make business decisions.  
16 Memorandums can be distributed as long as no response is needed, such as those included in the  
17 Advanced Board Packages. Committees are subsets of the Board and the sunshine laws apply to  
18 the committees. Those meetings are also noticed and meetings are open to the public. As a  
19 reminder, be very conservative. Email communications are also considered public records and  
20 are also part of the sunshine laws. The most conservative approach is for you to get information  
21 from either Mr. Cachon or my office.

22  
23 **C.2 Administration Items:**

24 **▪ CDD Credit Card**

25 Mr. Daugirda stated this item is for internal controls and accounting. Right now Mr.  
26 Cachon has a credit card for District purchases. Ms. Ringhof has turned in her credit card in  
27 October.

28 Mr. Shaw asked do Supervisors need to have a credit card?

29 Ms. Ringhof responded I had one prior to Mr. Cachon, and when he could not get  
30 supplies, I did; but now we have Ryan here. Additionally when we used our own credit cards  
31 and reimbursements, it looked bad to constantly have our names appear on the check registers.

32 Mr. Daugirda stated now we are fully operational.

33 Mr. Shaw stated Mr. Woodville prefers that Mr. Cachon have the only credit card, and if  
34 we need to purchase something we can put in for a reimbursement.

1 Mr. Fitzgerald turned in his credit card.

2 Mr. Cachon will forward Ms. Ringhof's credit card.

3 Board consensus was Mr. Cachon is to have the District Credit Card, and if necessary  
4 Supervisors will use their personal cards and request reimbursements with explanation on check  
5 registers.

6

7 **▪ BJ's Account**

8 Ms. Ringhof stated right now I am the primary on the BJ's Account. If we are changing  
9 the individual, I need to go down there and tell them. I don't mind staying on it.

10 Board consensus was to leave the BJ's Account with Ms. Ringhof as the primary  
11 member.

12

13 **SIXTH ORDER OF BUSINESS - Field Manager Report and District Projects**

14 **A. Field Manager Projects**

15 **A. 1. Approval or Ratification of:**

- 16 **▪ #2010095 – Landscape Lighting Up-Grade for Morris Bridge Entrance – Dave's Home**  
17 **Helper Services Proposal in the Amount of \$1,720**
- 18 **▪ #2010099 – Boat Rules Sign Replacement – Site Essentials Proposal in the Amount of**  
19 **\$2,000**
- 20 **▪ #2010094 – Outside Lighting on Cory Lakes Drive and Recreational Area – TECO**  
21 **Outdoor Lighting Agreement in the Amount of \$4,896.38**
- 22 **▪ #2010100 – Sidewalk Installation Between Beach Club and Bridgehead – Azzarelli**  
23 **Proposal in the Amount of \$7,880**

24 Mr. Shaw stated I assume these items are within the budget expenditures, and are not in  
25 addition to. On future agendas, I would like to see budget codes for the projects.

26 Ms. Ringhof stated LAF had a form they used in the past. It would be helpful to know  
27 what line items they are coming out of or should be charged back to.

28 Mr. Cachon stated I will put in the cover sheet a column for the GL Codes.

29 Mr. Burman stated we can assume these are all budgeted items and are coming out of the  
30 appropriate GL Codes as indicated, and if it is not you will indicate it.

31 Mr. Burman asked can you go into detail regarding the sidewalk project?

32 Mr. Cachon responded the area is between the Beach Club and bridge head where the  
33 railing starts. We have different vendor proposals. We have a couple of different options. We  
34 can add the linear sidewalk 5' wide/ 4" thick without reinforcement, or reinforced concrete with  
35 driveway type aprons to allow for heavy equipment to drive across. The proposal includes 200  
36 sq. ft. of reinforced concrete and aprons; however it will make the access noticeable.

1 Mr. Shaw asked what is the reason for putting in a sidewalk there?

2 Mr. Cachon responded one of the Board members asked about this, and it would be nice  
3 to have an access for pedestrian traffic or bikes.

4 Ms. Ringhof stated there is a sidewalk on both sides of the area, and not this particular  
5 portion. We also have issues with people driving up on the grass and parking; however people  
6 are a little hesitant to drive over sidewalks.

7 Mr. Shaw stated we have an area where people drive over the sidewalks and it is trashed.  
8 Unless we put in some sort of shrubbery, people will still drive over it.

9 Mr. Burman stated I would not install the apron, but have the reinforced concrete in that  
10 section, and put in railroad ties to traverse the area to get up on the sidewalk with a vehicle if we  
11 need to.

12

13 **On MOTION by Mr. Fitzgerald, SECONDED by Mr. Burman, WITH ALL IN FAVOR, the**  
14 **Board approved #2010100 – Sidewalk Installation Between Beach Club and Bridgehead –**  
15 **Azzarelli Proposal as amended above in the amount not to exceed \$7,000.**

16

17 **On MOTION by Mr. Burman, SECONDED by Mr. Fitzgerald, WITH ALL IN FAVOR, the**  
18 **Board approved:**  
19 **#2010095 – Landscape Lighting Up-Grade for Morris Bridge Entrance – Dave’s Home Helper**  
20 **Services Proposal in the Amount of \$1,720;**  
21 **#2010099 – Boat Rules Sign Replacement – Site Essentials Proposal in the Amount of \$2,000;**  
22 **and**  
23 **#2010094 – Outside Lighting on Cory Lakes Drive and Recreational Area – TECO Outdoor**  
24 **Lighting Agreement in the Amount of \$4,896.38.**

25

26 Mr. Cachon asked on the work order process, should I work with the LAF Committee to  
27 create and come back to the Board for approval; or should the LAF Committee direct me as to  
28 the final form?

29 Ms. Ringhof responded as long as it covers all the things we talked about. I would like to  
30 glance at it.

31

32 **A.2. SWFWMD Compliance Letter – Informational Purposes Only**

33 **A.3. Armstrong Environmental Contract**

34 **▪ Board Renewal Requested**

35 **▪ There is an \$1,800 increase from 2010-2011 due to additional services to wetland**  
36 **outflow structures and the recreational pond across from the Beach Club**

37 **This item was not discussed, and will be represented at the next meeting for approval.**

1

2 **SEVENTH ORDER OF BUSINESS**                      **Financial Matters**

3 **A. State of District Finances**

4        Mr. Shaw stated this is the time we have the lowest amount of cash. The District has a  
5 net cash balance of \$1,054,000. I added two new things to the report: Undesignated/unreserved  
6 General Fund Balance of \$742,491 and a Reserve General Fund Balance of \$245,970 for a  
7 balance of \$888,461.

8        October and November are the first two months of the Fiscal Year, and we do not see  
9 much in the way of revenue, and have two months of expenditures. Our average is \$121,000.  
10 We are \$63,558 under budget; however security billing is behind one month so the more accurate  
11 amount is \$34,391.

12

13 **B. Discussion on Reserves**

14        Mr. Shaw stated I asked Mr. Woodville to put those project funds we approved in Fiscal  
15 Year 2010 and are not paying for until this year in a Reserve Fund so it did not affect this year's  
16 budget. In addition to that, we carved off \$100,000 from Fiscal Year 2010 and added that to the  
17 reserves. The balance sheet shows \$246,000 in reserves and a general fund balance of \$642,000.  
18 The tax collection assessments will be forthcoming this month from the county.

19        The Finance Committee met and the undesignated/unreserved General Fund amount  
20 should be targeted to be \$500,000. It is slightly more than three months of expenditures, and if  
21 we use that as a target, take anything above that amount and put it into the Reserve Fund. Rather  
22 than just a generic reserve account, we should have subaccounts such as Strategic Planning,  
23 Street Trees, etc. and establish specific categories. The Finance Committee will debate what  
24 those subcategories should be, and bring a recommendation to the Board. This will be a more  
25 formal way of saving for specific projects. My thinking is as of November 30, any funds over the  
26 \$500,000 will be placed into a Designated Reserve Subaccount. For example, this year it would  
27 be \$142,000 based on the balance of \$642,000.

28

29 **On MOTION by Ms. Ringhof, SECONDED by Mr. Shaw, WITH ALL IN FAVOR the Board**  
30 **approved the November Financial Report.**

31

32

33

1 **EIGHTH ORDER OF BUSINESS – Board Member Discussion Items:**

2 **A. Supervisor Participation in Landscape Inspections [Ringhof]**

3 Ms. Ringhof stated we talked in the past about the landscape inspections and how we  
4 learn a lot by attending the inspections. We all agreed we were going to attend these inspections.  
5 I know Mr. Fitzgerald has been on a few, and I know I was on one. You do get a better feel as to  
6 why things happen the way they do. I just wanted to bring it back to everyone's attention, that  
7 this is something we can do to get a better understanding of our landscaping needs.

8  
9 **B. Committee and Other Group Structures [Fitzgerald]**

10 **B.2. POA/CDD Liaison Status**

11 Mr. Fitzgerald stated I assume that Mr. Burman and I are the Liaisons to the POA at this  
12 point. I tried to set up a meeting between us and we need to have a process to deal with matters  
13 as to whether it goes to the POA or CDD. I believe Mr. Burman came up with some manual  
14 process, but I am visioning something beyond that. I am looking towards a day where vendors  
15 come in and use our systems and methods and procedures, rather than someone coming in and  
16 tell us that is private information. We should consider a "You do what we tell you, or we will get  
17 someone else in here" type of approach.

18 Ms. Ringhof stated the reason why this liaison position was established is because the  
19 POA Board has the same issues.

20 Mr. Darling stated regarding the work order, my suggestion is for the LAF Committee to  
21 work with Mr. Cachon at the next meeting, start using it and see if it works.

22 Mr. Fitzgerald stated at the Security Committee last week, Mr. Rick Jones asked for help.  
23 We are one community, and we need to promote embracing the POA. I was taken back by the  
24 resistance.

25 One of the things that is obvious is that the socials belong with the POA, and the sticking  
26 point is the budget. When we get to the end of Calendar Year 2010, and Morris Bridge is done,  
27 the street trees are done, and Cross Creek is done, we need to think about what we are doing with  
28 our money. The residents deserve a party or two and it needs to be funded properly.

29 I attended the Lake Committee meeting and I will try to make every POA meeting I can.

30 Ms. Ringhof stated the Quality of Life Committee has talked with the POA, and is  
31 embracing the POA. We agree that the socials need to be with the POA, and getting the distaste  
32 about the POA out of the way. Mr. Rick Jones and I have made a lot of progress over the year. I  
33 have been impressed with the POA. There have been things Mr. Thomason has been for;



1 however, the POA did not get any resident support so it was denied. It needs to be publicized  
2 that residents need to be more involved and that his vote is not the sole basis of any decisions.

3 Mr. Jones stated it is a different POA.

4 Ms. Ringhof stated if you can write an article for the newsletter, that would help. I had  
5 people coming up to me quoting verbiage from it and they are reading it cover to cover.

6 Mr. Jones stated between the Security Committee and the POA, we are working on the  
7 illegal parking problems. The security provides us a listing of the illegally parked vehicles, we  
8 forward them to Rampart and they are sending out the letters.

9 Mr. Burman stated we have received responses at the gate houses.

10  
11 **B.3. Contract Task Force Status**

12 Mr. Fitzgerald stated I have no response from Curtis. I will reach out to him one more  
13 time, if not I will look to replace him.

14 Ms. Ringhof stated you can contact Mr. Mark Chambers. He is a contract attorney.

15 Mr. Fitzgerald stated we should notify Mr. Cachon that we will not renew his contract as  
16 a matter of procedure. It has nothing to do with him.

17 Mr. Shaw stated we are not renewing the contract as it is written. Not that we are not  
18 renewing his services to the District.

19 Mr. Daugirda stated basically it is a modification to the terms regarding the 120 day  
20 notice.

21 Mr. Fitzgerald stated we need to exercise the right to not automatically renew his  
22 contract.

23 Ms. Ringhof stated I want it to be clear that we are not renewing the contract as written  
24 because we want to make modifications, not that he is out of a job. The words you are using is  
25 making the impression we do not want his services, and that is not the case. Has the Contract  
26 Task Force not met at all?

27 Mr. Fitzgerald responded no. This should not take more than a meeting or two at the  
28 most.

29 The Board directed Mr. Daugirda to provide a note to Mr. Cachon and to word it in such  
30 a way that it is just modification of the language in the contract, and we are not allowing the  
31 automatic renewal of the contract to take place while negotiations are taking place in regards to  
32 Section 7 of his contract.

1

2 **B.4. Lake Committee Status**

3 Mr. Fitzgerald stated we have several avid skiers who want the buoys positioned back to  
4 where they were. The Lake Committee moved them 45' to 60' from the shore. The boat has to  
5 turn sooner and they have to cross a wake. If we move the buoys 50' in each direction, that is  
6 how much more skiing distance they will get. For that, some of the residents will be very upset if  
7 the buoys are moved back from where they are. The skiers go right up to the buoys.

8 Ms. Ringhof stated the buoys were moved for a safety issue, and they want them moved  
9 back for a convenience and pleasure issue.

10 Mr. Fitzgerald stated at the opposite end of the lake is Mr. John Darling's area. It was  
11 moved in because the lake narrows and it was a safety concern. I want to have a meeting with  
12 the residents. From the decisions made it was Safety 1<sup>st</sup>, Property Owner 2<sup>nd</sup>, and Recreation 3<sup>rd</sup>.

13

14 **NINTH ORDER OF BUSINESS - Community Requests/Recommendations**

15 **A. Landscape-Aquascape-Facility [LAF]**

16 Mr. Fitzgerald stated originally I wanted to go in another direction. I addressed this with  
17 the Committee, and they wanted Paul and John to handle the RFP process. We had an inspection  
18 on December 3. Paul's proposal is for preconstruction of the RFP. Mr. Daugirda is our manager  
19 and should be handling the RFP process and driving this bus, in my opinion.

20 Mr. Burman stated we relied on Mr. Daugirda when we did the Security RFP.

21 Mr. Fitzgerald stated Morris Bridge has cesspools, storm drains, etc.

22 Ms. Ringhof stated my recollection is two meeting ago we approved funds to get the  
23 plans together so we know what we are working towards. Is this a request for more funds? Have  
24 you discovered more funds to be able to do Morris Bridge that we are not aware of? The  
25 discussion was we don't have the money for the project, but get the plans together.

26 Mr. Fitzgerald stated Morris Bridge is not funded as a Capital Project.

27 Ms. Ringhof asked great progress, but where is the money coming from?

28 Mr. Fitzgerald stated the entire Morris Bridge project is not capitalized except for one  
29 piece which is the irrigation. Internally we looked at the maintenance money in landscaping  
30 which is \$180,000 to \$190,000. I am anticipating we can do Morris Bridge out of the  
31 maintenance money. Additionally, we can do it in two segments, inside and then outside. We  
32 are doing trees, mulch, irrigation, etc. Is it capitalized? No. It can be internally funded.

1 Ms. Ringhof stated here is my concern. When we were doing the budget, things were  
2 marked as to what needed to get done. Landscape got money, and a lot of thing that did not get  
3 funded were from Quality of Life because there was not enough money. My thought is if you  
4 don't need all the money you were allocated, it should go back into a general bucket for anyone  
5 to be able to pull from. Not that, we asked for more than we needed, or we are cutting this and  
6 recouping it for this project. There are other committees that have initiatives that were not  
7 funded, and do not have the ability to trim within their budgets to expend funds into other  
8 projects. Now, it may be that Morris Bridge is the most important thing, but if you are able to  
9 find that kind of funding in your budget, it should be a discussion point by the Board if we want  
10 to spend it on Morris Bridge or on something else.

11 Mr. Fitzgerald stated when we get to the end of the year, if there are no street trees,  
12 Morris Bridge, Cross Creek, do you think people will pay \$2,100 to live here. I made the  
13 statement in the Finance Committee that we are not budgeting properly. We are operating the  
14 best we can. Landscaping is at the top of people's list. Lake, security, roads and landscaping is  
15 what people talk about.

16 Mr. Shaw asked is the \$10,000 you are asking for so you can get a cost estimate of what it  
17 will take to do Morris Bridge?

18 Mr. Fitzgerald responded yes.

19 Mr. Shaw stated I think Morris Bridge looks horrible.

20 Ms. Ringhof stated I am not saying it should not go to Morris Bridge. I am saying it  
21 should not be an assumption that if a committee frees up some money, that they can spend it on  
22 another project. It should go into a pot for the Board to decide where and what projects to spend  
23 the money on.

24 Mr. Shaw stated I am not going to discuss the \$170,000 as it is too high in the sky right  
25 now. I want to know how much this project will cost.

26 Mr. Burman asked does this \$10,000 include the \$2,700?

27 Mr. Fitzgerald responded yes. Do we need to do some kind of budgeting to capitalize this  
28 as best we can or should we wait and see what February 1<sup>st</sup> brings?

29 Mr. Shaw responded at the six month mark we will be reviewing the budget. We have  
30 \$60,000 in the budget for Beach Club improvements. We already did the air-conditioning, and  
31 we did the dock. I know we are going to do some painting.

32 Ms. Ringhof stated flooring is being discussed.

1 Mr. Shaw stated in six months we will look at the budget in total, not just landscaping.

2 Ms. Ringhof stated if I am reading this correctly, in February you are thinking about  
3 putting out RFP and collecting bids. If you are getting bids, they are only valid for X number of  
4 days so you are banking on getting that money to do Morris Bridge.

5 Mr. Shaw stated we need to get the bids to find out if the assumptions are even valid for  
6 funding.

7 Mr. Fitzgerald stated that is why I was asking if we should officially do this in February  
8 or next week. We suggest the RFP goes out 12/29, the site visit the following week, bids due  
9 2/1, committee review 2/8, and Board recommendation 2/15.

10

11 On MOTION by Mr. Fitzgerald, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the Board  
12 approved the pre-construction and RFP process for the Morris Bridge Project in the Amount not  
13 to Exceed \$10,000.

14

15 **B. Quality of Life**

16 **B.1. Report on Film Night Out**

17 Ms. Ringhof stated "Movie In the Park" was extremely successful. We viewed Polar  
18 Express and even with the cold weather we had 80+ people. We ran out of hot beverages. I  
19 thanked everyone from coming, and we had a request for some adult movies. I talked with the  
20 vendor who set this up, and the participation was unheard of for a first showing. The next one is  
21 January 21 and in April. We asked for six showings and Quality of Life is requesting funds for  
22 two more at a cost of \$1,200. If you want to decide tonight, fine. If not, we can wait to see how  
23 the future ones go and come back.

24 Mr. Fitzgerald stated I heard good things. I am not sure if Friday night was the best night  
25 due to traffic at the gates. We may want to try out a Saturday.

26 Ms. Ringhof stated we planned on Friday because the vendor had prior commitments on  
27 Saturday. We had it planned at 8:00 p.m., but some kids are in bed early so we started it at 7:30  
28 p.m. The pass through worked well for the concessions. It would help if we had more light to  
29 angle the movie screen. The cable was placed on the grass and of course it was where everyone  
30 walked to get to the concessions. We also blocked the front doors. We need to work on a few  
31 logistics, but that comes as we move this along.

32

1 **B.2. Gym Equipment (toning dumbbells for Zumba and exercise balls) in the Amount**  
2 **not to Exceed \$500**

3 Ms. Ringhof stated we have a class on Friday, and we use 3 lbs weights. The instructor  
4 brings them in, but does not have enough. There was also a note in the gym that they wanted  
5 more exercise balls. We are looking at an amount not to exceed \$500. These would be left in the  
6 gym for others to use. I take the class at Arbor Greene as well, and they are supplied by the  
7 CDD.

8 Mr. Fitzgerald stated I have been here four times and have not seen more than three  
9 people in the class. Dumbbells are very cheap and you are asking for \$500.

10 Ms. Ringhof stated I was hoping Mr. Spiro would be here as I do not know what types of  
11 exercise balls they would like, and that was included in the \$500.

12 Mr. Shaw stated let's come back to this when Mr. Spiro arrives.

13  
14 **B.3. Stereo Equipment/Speakers for both sides of Beach Club in the Amount not to**  
15 **Exceed \$2,000**

16 Ms. Ringhof stated the stereo equipment in the closet only works on one set of speakers.  
17 I think \$2,000 is excessive for what is needed. Additionally, Quality of Life is hoping we will  
18 move the equipment for accessibility because if there is a DJ, it would be nice if they could use  
19 the hook-ups.

20 Mr. Shaw stated I will take a look at it.

21  
22 **B.4. New Kitchen Equipment (replace popcorn machine and microwave) for socials,**  
23 **movies in the park, etc. in the Amount not to Exceed \$2,000**

24 Ms. Ringhof stated the popcorn machine is broken and it is not fixable. If we are doing  
25 more socials and movies in the park, the popcorn machine will be useful. Also the hot pot is  
26 missing, and the microwave is on its last leg. We are asking for an Amount not to Exceed \$2,000  
27 to update this equipment.

28 Following Board discussion,  
29

30 **On MOTION by Ms. Ringhof, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the Board**  
31 **approved the expenditure to purchase new kitchen equipment outlined above in the amount not**  
32 **to exceed \$2,000.**  
33  
34

1 **B.5. Hiring of Part-time Social Director in the Amount not to Exceed \$15,000**

2 Ms. Ringhof stated Quality of Life is made up of volunteers and out of our own pockets  
3 we have funded many socials before the POA made an agreement, and ran all of the socials. If  
4 we get a social director to plan, coordinate and staff the events, then we can sit back and enjoy  
5 ourselves.

6 Mr. Shaw stated if we do one social a month, I would like to know what the cost would  
7 run us.

8 Ms. Ringhof stated the original thought was one person, but the issue is what if they are  
9 not available.

10 Board consensus was to table this item until a future meeting.

11  
12 **B.6. Security/Parking attendant during Cupid Shuffle (Race for Red Cross) in the**  
13 **Amount not to Exceed \$700**

14 Ms. Ringhof stated we have funds budgeted for the race this year, and the only thing we  
15 need is parking attendants for the race. The Red Cross is paying for everything else and  
16 advertising. The security is protecting our assets. Everything else is benefiting the Red Cross.

17 At the last race, Wackenhut donated their guards, and we did not have anyone working  
18 the parking, and we need to do that this time. I am not sure the new security company is able to  
19 provide services free of charge for this event.

20 After discussion,

21  
22 **On MOTION by Ms. Ringhof, SECONDED by Mr. Burman, WITH ALL IN FAVOR, the Board**  
23 **approved hiring security/parking attendants for the Cupid Shuffle in the Amount not to Exceed**  
24 **\$700.**

25  
26 **B.7. Dog Park in the Amount of \$16,000**

27 Ms. Ringhof stated the paperwork was provided under separate cover. Mr. Cachon  
28 measured the area, and received quotes for us for benches, garbage cans, dog waste stations,  
29 signs, and vinyl coated fencing. It would separate large dogs and small dogs. The \$16,000  
30 includes a 10% overrun and two extra dog waste stations along the Cory Lake loop.

31 Mr. Fitzgerald asked have we made any attempt to ask the community if they wanted a  
32 dog park?

33 Ms. Ringhof responded yes, this is one of the top things under Strategic Planning, and in  
34 the Quality of Life.

1 Mr. Burman asked were there any conversations about using the Soave property or Morris  
2 Bridge?

3 Ms. Ringhof responded we would need to level it, in addition there are ingress/egress and  
4 parking issues.

5 Mr. Fitzgerald stated the area is right next to the tennis courts, skating area, and is in the  
6 middle of the recreation area. If we put the dog park in, it will either look beautiful because it  
7 didn't get used, or a mess because it got used a lot.

8 Ms. Ringhof stated this is located on the outskirts of the amenities area. This is behind  
9 the tennis courts and skating rink, behind the dumpster. It is not visible unless you drive back  
10 there. You will see it from the basketball and tennis courts and skate rink.

11 Mr. Shaw stated I have two dogs, so I am in favor of this, and will keep them off the  
12 skating rink. We have gone to several dog parks in Hillsborough County, and they are used a lot.  
13 These are public parks. In five years if no one is using it, we can use it for parking. It is sodded  
14 and fenced.

15 Mr. Fitzgerald stated we are spending tax dollars, and I am not seeing an effort to canvas  
16 the community.

17 Mr. Shaw stated I know this is high on the list, and an email was sent out.

18 Ms. Ringhof stated in the one to two year category it was high on the list because it was  
19 an immediate new amenity we could provide for minimal cost, besides the empty lot across the  
20 street. This is a selling point. We have a skating rink that no other community has. We have the  
21 lake that no other community has.

22 Mr. Fitzgerald stated I don't see a need for it.

23 Mr. Shaw stated maybe it can be a partially-privately funded dog park by residents who  
24 own dogs and will use the park.

25 Mr. Fitzgerald stated I would not have a problem with the \$16,000 if a significant amount  
26 of people wanted a dog park. I don't think having it discussed at two committees is enough of a  
27 community input.

28 After discussion,

29 Mr. Burman suggested placing a short questionnaire in the newsletter and see what kind  
30 of response we get.

31 Mr. Shaw stated I would like to know how many dog owners we have here, and if they  
32 would like a dog park.

1

2 **D. Strategic Planning**

3 **D.1 Ms. Shaw is planning a meeting in January.**

4

5 **E. Contract Task Force**

6 **E.1. Review of Around the House Contract Terminology**

7 This item was discussed under Board Member Discussions.

8

9 **F. Gym Users Group**

10 **F.1. Presentation by Mr. Cyril Spiro**

11 Mr. Spiro stated a third of the members of the Cory Lake Members Gym Users Group has  
12 signed a letter to us thanking us for the improvements we made to the gym over the last two  
13 years. In the last two years, we have told people if they want to be part of the process to provide  
14 us their email addresses. When people sign up to use the gym, we get their email addresses. We  
15 use every single method we can to get their information. For the entire community, it would  
16 require something a little more sophisticated. Initially we had 30 users, I sent out an email and  
17 they came back with a list of improvements. Once I got the list, I asked them to put a scale on it  
18 from 0 to 10. We usually get a third of the members to respond, and we now have 100 user  
19 emails in two years.

20 The first round of improvements we did two years ago, and we were able to fulfill 80% of  
21 the requests. This is the second round of improvements and their priorities. The last page is in  
22 an order we can actually do something about.

- 23
- 24 ■ Top left are the priority items they want: expand the gym; get rid of realty office next to  
gym; go from two to one bathroom and use one bathroom for equipment.
  - 25 ■ The bottom left are items that need to be clarified: replace universal weight machine;  
26 more weight equipment for abs and legs; a person who can demonstrate the proper use of  
27 equipment every month or so. I will go back to find out the reasoning behind it and  
28 publish it to the group. The items on the top right are items that are easy to do and I am  
29 seeking approval for.
  - 30 ■ The items in the middle right are items that will need further review: outside water  
31 fountain so kids don't need to come into gym; drinking fountain in gym instead of water  
32 cooler; towels and talc bin.



1       ▪ The items on the bottom right have been approved and are being potentially being done or  
2       in committee: replace flooring; high speed ceiling fans; thermostat that keeps temperature  
3       in a range versus above or below a specified number; 65cm resist-a-balls. Thermostats  
4       and fans are already being replaced. Also Mary works at Shapes and they may be able to  
5       provide us with a good gym flooring that may be less expensive then us going out and  
6       getting it.

7       We have two things here. One is the content, the other is the process. This process can  
8       be done through the entire community to determine what people want.

9       Mr. Burman stated I agree with you, but we don't have a directory of emails that is  
10      complete.

11      Ms. Ringhof stated in the next newsletter, we are asking for people to provide us an email  
12      address so we can reduce costs of mailings.

13      Mr. Spiro stated no matter what you do, it has to be prominent, big font or else no one  
14      will notice it.

15      Ms. Ringhof stated when we had the boil water notice, the news reported it did not affect  
16      us, but the City called me and said, "Yes it does, so notify all the residents." We did a mass  
17      email, put notices up everywhere. We not only use it for "Hey, Here is the next social or movie  
18      night", but for emergency notifications.

19      Mr. Burman stated the approach is fine. If we have 100 out of 826 homes, that is not very  
20      good.

21      Mr. Spiro stated you have to put at the top, "Do you want to have a voice in the  
22      decisions?" With the user's group, I put in the notice that the determinations was made by 75%  
23      or 45% whatever the response was of the user's group responses. If they want to have a say, they  
24      will sign up and vote.

25      Back to the requests, the total amount is probably no more than \$700 for the seeking  
26      approval items: gym quality scale; fixed cracked mirror; trade in second set of 50 – 70 lb  
27      dumbbells for second set of 15-45lb dumbbells; rack to hold free-weight bars; 75-100 pound  
28      dumbbells; dumbbell racks and 55cm resist-a-balls. The cracked mirror, I would go to the  
29      Facilities committee. Most items I can handle with Mr. Cachon. If the floor is coming in the  
30      next six weeks, they would be very happy.

1 Ms. Ringhof stated in addition to this, Quality of Life would like to purchase more 3 lbs  
2 dumbbell weights, which will also be used for the Zumba class, and there was a sign for exercise  
3 balls.

4 Mr. Spiro stated the exercise balls are covered in the seeking for approval number.

5 After discussion,  
6

7 On MOTION by Mr. Burman, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the Board  
8 approved the expenditure of Not to Exceed \$1,000 for:  
9 Gym quality scale; fix cracked mirror; trade in second set of 50- 70 lb dumbbells for second set  
10 of 15 – 45 dumbbells; rack to hold free-weight bars, 75 -100 lb dumbbells; dumbbell racks 55cm  
11 resist-a-balls; and 5 sets of 3 lb dumbbells.

12  
13 A discussion was held regarding the potential plans for the office, gym renovations,  
14 bathroom conversions, potential use of lot across the street.  
15

16 **EIGHTH ORDER OF BUSINESS – Board Member Discussion Items: (Continued)**

17 **B. Committee and Other Group Structures [Fitzgerald] (Continued)**

18 **B.1 IT Committee**

19 Mr. Fitzgerald stated I would like Mr. Cyril Spiro to head the IT Committee. I believe he  
20 was supposed to do the website.

21 Ms. Ringhof stated as a point of clarification, the Board never approved the contract for  
22 Mr. Spiro's company to do the website. We earmarked money for a new website, and did get a  
23 quote, but the approval was not to go with this company because since then I provided the entire  
24 Board with a second proposal.

25 Mr. Fitzgerald stated be that as it may, we are two years down the road and we don't have  
26 a website.

27 Ms. Ringhof stated we do have a website.

28 Mr. Fitzgerald stated we don't have a functioning one.

29 Ms. Ringhof asked what do you mean by that?

30 Mr. Fitzgerald responded as far as I know no one uses it.

31 Ms. Ringhof asked did you look at the user statistics?

32 Mr. Fitzgerald responded I couldn't find it.

33 Ms. Ringhof stated in other words, you don't use it.

1 Mr. Fitzgerald stated we use it internally when we send emails, do we have a link into it,  
2 I have not seen an official use of it. We need more work in this area. We are look for a new  
3 webmaster.

4 Ms. Ringhof stated Ryan is the webmaster. You mean a web hosting company.

5 Mr. Fitzgerald stated we have someone in the community who is fully qualified, and has  
6 been under consideration, and can help us in other areas such as the VCS system which will be a  
7 disaster if we don't take control of it. I asked at the Security Committee if anything was going on  
8 with the VCS, and all I was told is they are trying to load the data. That is where I stand, and I  
9 am looking for an IT Committee to look at networking, software and define processes.

10 Ms. Ringhof stated before Mr. Fitzgerald, Mr. Shaw and Ms. Castro were on the Board,  
11 the Board back then resolved formally to form the committees. We mandated that a supervisor  
12 needs to be a liaison on these committees, the Chair needed to be a non-supervisor, and the  
13 supervisor needs to serve as the secretary and do all the formal notices and minutes and report to  
14 the Board the committee recommendations. Once the committees were formed, they needed to  
15 come back with a mission statement and the scope of their work so the committees and the Board  
16 were all on the same page. We followed the same procedure with the Strategic Planning  
17 Committee.

18 Mr. Daugirda stated it may be best for each person gets a turn to voice their opinions, and  
19 then vote so we can move this along.

20 Mr. Shaw stated I am in favor of establishing an IT Committee, especially since we have  
21 a resident who is willing to head it up.

22 Mr. Burman stated it may be easier to just make it a Task Force like we did for the  
23 Around the House Contract.

24 Mr. Spiro stated we cannot have two supervisor discussing district business.

25 Ms. Ringhof stated you also cannot have two committee members either, as they are  
26 subsets of the Board and cannot discuss district business outside of a noticed meeting.

27 Mr. Burman stated once we mandate and form a committee, it has to follow the formal  
28 guidelines of the Sunshine Law and this Board.

29 Mr. Spiro stated my goal is to help the community become more efficient. I don't care if  
30 I do it independently, as part of a Task Force, or a Committee.

31 Mr. Shaw stated I think you will feel severely hand tied at a committee level.

1 Mr. Daugirda stated if the Board is saying this is an official Committee or Task Force,  
2 you are controlling it and it becomes sunshine related. If you say, form an independent  
3 committee without Board control, then it is simply an unrelated resident gathering.

4 Ms. Ringhof stated my first reaction to this is, please no more committees. A) who is  
5 going to be the liaison, as we each have one already, and B) let's learn from our mistakes as these  
6 committees cannot move forward unless they operate in the sunshine. You are going to meet  
7 face to face, etc. Additionally, part of Ryan's contract is that he is to be the contact for the IT  
8 issues, and I am the first to say we need to better utilize the technology that is out there. I wonder  
9 if a Committee is the best way. Volunteerism is great, but other committees are having a hard  
10 time retaining membership, so I am hesitate to create another one.

11 After further discussion,

12 Mr. Spiro volunteered to put together an independent IT Users Group, and proceed like  
13 the Gym Users Group.

14  
15 **NINTH ORDER OF BUSINESS - Community Requests/Recommendations (Continued)**

16 **C. Security**

17 **C.1. November Security Incident Reports**

18 Mr. Burman stated the incident reports were in the advanced Board package.

19  
20 **C.2. Update: Vandalism**

21 Mr. Burman stated we had a quiet November and December in terms of incident reports  
22 and vandalism.

23  
24 **C.4 Update: VCS**

25 Mr. Burman stated the system has been upgraded and put in place. The guards are 80%  
26 trained and he has two more people to work with, and he should be finished by the weekend.  
27 This is their system. Once everything functions, we will look into the potential of combining all  
28 the different technologies we have here, and combine it into one major system rather than five.  
29 That is the direction we are looking to go in.

30 Mr. Spiro stated there will be needs for the District and needs for the residents that may  
31 not necessarily be the same thing. We need to look at all the community needs.

1 Mr. Burman stated you can talk to the residents, and each of us as to what the respective  
2 IT needs are and the IT Users Group can come up with its recommendation. This will not be an  
3 easy task.

4 For informational purposes, we ran 12 shifts with Tampa Police Department for a total of  
5 60 hours work at a cost of \$2,100 in November and December. We pulled over 86 cars, wrote 26  
6 speeding tickets and 34 speed warnings. Their times vary on premises.

7  
8 **C.3. Report: New Camera Installation**

9 There being nothing to report, the next item followed.

10  
11 **ELEVENTH ORDER OF BUSINESS Public Comments**

12 Mr. Spiro discussed the website proposal, and highlighted the potential uses of the site.

13 Ms. Ringhof commented on the efficiency of the Gym Users Group and the  
14 accomplishments they have made to date.

15 A discussion was held regarding the use of the Committees as a whole and the  
16 effectiveness.

17  
18 **TENTH ORDER OF BUSINESS Supervisor Requests**

19 Ms. Ringhof stated Quality of Life is in agreement that the social aspect of events needs  
20 to be with the POA. I want to make sure there is enough funds in the POA budget for them to  
21 start handling the socials. The POA is open to it, and once that is solidified, I will recommend  
22 that we dissolve the Quality of Life Committee. Anything special will come through me as a  
23 Quality of Life Supervisor Area of Specialization.

24 Another suggestion is to pay the POA for enforcing the deed restrictions on the lake,  
25 which can be done through an agreement.

26 A discussion was held regarding office hours, the workloads of the office staff and delay  
27 of certain projects.

28 Ms. Ringhof asked why does Mr. Fitzgerald have to recuse himself regarding the Reich  
29 Hearing?

30 Mr. Daugirda responded if a Board member has to testify, a conservative approach is to  
31 recuse themselves. It will eliminate any potential objection to the vote if the person who testifies  
32 is not one of the members voting.

33

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

After discussion,

On MOTION by Mr. Burman, SECONDED by Mr. Shaw, WITH ALL IN FAVOR the meeting was CONTINUED to January 3, 2011 at 6:30 p.m.

*\*These minutes were prepared in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on JANUARY 19, 2011.

Signature

Signature

Printed Name

Printed Name

Title:

Chairman

Vice Chairman

Title:

Secretary

Assistant Secretary