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

The Regular meeting of the Board of Supervisors of the Cory Lakes Community Development District was held on Wednesday, March 16, 2011 at 6:00 p.m. at the Cory Lake Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

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
Vicki Castro	Supervisor
Scott Shaw	Supervisor

Also present were:

John Daugirda	Manager
Michael Cachon	Field Manager
Ian Miller	LMP
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 March 16, 2011 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. Daugirda stated we have an extensive agenda, and I will make comments as we go.

THIRD ORDER OF BUSINESS – Board Member Discussion on Agenda and Meeting Protocols

Mr. Burman stated I would like to move Item 7 to after Item 6B. I added an item under Quality of Life, and under Security I would like to add 5, blocking the developer access gate and 6, boat tags.

1 **FOURTH ORDER OF BUSINESS – Organizational Matters**

2 **A. Acceptance of Resignation of Ms. Kerri Ringhof**

3 Mr. Burman stated as you are aware, Ms. Ringhof has resigned from the Board.

4 Mr. Burman read into the record, “It is with deep regret that I accept the resignation of
5 Kerri Ringhof. Kerri was part of the team of three that stepped up and ran for office along with
6 Dan Morford and me to unseat the developer’s Board. Kerri was dedicated to seeing to it that
7 manuals and guidelines were written and executed. She served as our second hair for a year and
8 a half. Kerri established the Quality of Life Committee and the Strategic Planning Committee
9 and brought us many community programs, such as dances, parties, film nights and much more.
10 The Board and I will deeply miss Kerri’s input and her leadership. We wish her all the best.”

11
12 **On MOTION by Mr. Fitzgerald, SECONDED by Ms. Castro, WITH ALL IN FAVOR, the Board**
13 **accepted Ms. Ringhof’s resignation.**

14
15 **B. Consideration of Appointment to Fulfill the Unexpired Term of Office [11/2012]**

16 **C. Oath of Newly Appointed Supervisor**

17 **D. Compensation of Newly Appointed Supervisor**

18 **E. Designation of Liaisons to Committees**

19 **F. Resolution 2011-5, Election of Officers**

20 **G. Roles and Responsibilities**

21 Mr. Burman stated we have had two people who have expressed an interest to fill Ms.
22 Ringhof’s seat. We can handle this one of two ways. Consider the people who have expressed
23 an interest, or advertise the position and wait a month. Is there a preference?

24 Board discussion included posting the notice of the vacancy, with a reply for submittals
25 of letter of interest and resume by April 13, and review applications at the April 20th meeting.

26
27 **On MOTION by Mr. Burman, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the Board**
28 **approved posting of the position with a deadline of April 13 to be reviewed at the April 20**
29 **meeting.**

30
31 **FIFTH ORDER OF BUSINESS - Consent Agenda Items:**

- 32 ■ Approval of February 16 and March 7, 2011 Board Minutes
33 ■ Acceptance of March 3, 2011 Finance Committee Meeting
34 • Acceptance of February 22 and ~~March 8, 2011 Landscape-Aquascape-Facilities~~
35 ~~Committee Meetings~~
36 • Acceptance of March 8, 2011 Quality of Life Committee Meeting
37 • Acceptance of March 7, 2011 Security Committee Meeting
38 • ~~Acceptance of January 28 and February 28, 2011 Strategic Planning Committee Meeting~~

- 1 • Acceptance of **Financial Statements** as of February 28, 2011
2 Mr. Burman stated as we have not received the March 8, 2011 LAF Minutes and Strategic
3 Planning Committee Meeting Minutes, they will be removed from the consent agenda.
4

5 On MOTION by Mr. Burman, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the Board
6 approved the Consent Agenda items as listed above, excluding the March 8, 2011 LAF and
7 Strategic Planning Committee Meetings.
8

9 **SIXTH ORDER OF BUSINESS - Staff Reports**

- 10 A. **Attorney**
11 There not being any, the next item followed.
12

- 13 B. **Engineer**
14 There not being any, the next item followed.
15

16 **SEVENTH ORDER OF BUSINESS - Field Manager Report and District Projects**

- 17 A. **Compensation of Field Manager for 5 "Off-Days" in the Amount of \$1,346**
18 Mr. Cachon stated currently I have 8 off days left on my contract through April 29, and I
19 am requesting consideration of payment of 5 days, and I will take the 3 remaining days off.
20

21 On MOTION by Mr. Burman, SECONDED by Mr. Shaw, WITH Mr. Burman, Mr. Shaw, Ms.
22 Castro Voting Aye, and Mr. Fitzgerald Voting Nay, the Board approved the compensation of 5
23 Off Days to Mr. Cachon in the Amount of \$1,346.
24

- 25 B. **Approval of Repair of Morris Bridge Fountain – Architectural Fountains Proposal**
26 **in the Amount of \$1,620**

27 Mr. Cachon stated the fountain on Morris Bridge was working, and the existing float is
28 taking on water and is sinking. Architectural Fountains has given us a quote of \$1,620 for
29 repairs. Although the lake is not CDD property, the fountain is.

30 As background, the fountain was not working, and Dr. McIlwain called the developer and
31 asked if he could get the fountain operationing. Mr. Thomason said go ahead. In turn, Dr.
32 McIlwain called Architectural Fountains. They came out and fixed the fountain. He paid the
33 invoice of \$340 directly.

34 Mr. Burman stated we should get permission from Mr. Gene Thomason for ongoing
35 access to maintain District property.

36 Ms. Castro stated it is my understanding, we also mow the grass around the lake.

1 Mr. Burman requested Mr. Daugirda to contact Mr. Gene Thomason regarding access,
2 and obtain written consent for access for mowing and fountain maintenance.

3 After discussion,
4

5 On MOTION by Mr. Burman, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the Board
6 approved the Architectural Fountain Proposal for the Morris Bridge Fountain Repair in the
7 Amount Not to Exceed \$1,620.
8

9 **Reimbursement of \$340 to Dr. McIlwain for Fountain Repair**
10

11 On MOTION by Mr. Fitzgerald, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the Board
12 approved Reimbursement to Dr. McIlwain in the Amount of \$340 for the Fountain Repair.
13

14 **C. Intent to Hold Security Deposit - Narra**

15 Mr. Cachon stated there is conclusive evidence that things were broken, garbage was not
16 put away, and things not picked up by the contract. Normally, we just tell people they are not
17 getting their deposit back and for which reasons based on the report by cleaning. This particular
18 one is before you because they wanted to go above staff.

19 After discussion,
20

21 On MOTION by Mr. Shaw, SECONDED by Mr. Burman, WITH ALL IN FAVOR, the Board
22 approved the hold of the security deposit from Bapuji Narra.
23

24 Mr. Cachon stated Code Enforcement did clear us on our storage container, which a
25 resident reported to them we were in violation.

26 Code Enforcement is going after Avatar for the burnt damaged material on the property.
27 We are working with zoning, as there may have been a condition to have the fence up, and they
28 may be forced to put it back up.

29 The Board and staff discussed the resurfacing of the Boulevard at the Cross Creek
30 entrance during school break, barricades, and traffic patterns during the resurfacing.
31
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1 **NINTH ORDER OF BUSINESS – Board Member Discussion Items:**

2 [Note: As Mr. Fitzgerald was a witness at both the Reich and Ayden Hearings, he was excused
3 from voting on these matters.]

4 **A. Final Dispositions of the Suspension of:**

5 **▪ Kevin Reich**

6 Mr. Burman stated I request we formally remove the suspension of Mr. Kevin Reich
7 based on his performance over the last 90 days.

8
9 **On MOTION by Mr. Burman, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the Board**
10 **approved the removal of the suspension of Mr. Kevin Reich.**

11
12 **▪ Alper Ayden**

13 Mr. Burman presented security documentation relating to the Ayden vehicle. This is a
14 resident complaint, and U.S. Security did not see the incident.

15 Ms. Castro stated we have countless speeders in Cory Lakes, and I cannot see revoking
16 his privileges based on this account.

17
18 **On MOTION by Mr. Burman, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the Board**
19 **approved the removal of the suspension of Mr. Alper Ayden.**

20
21 Mr. Fitzgerald stated I would like to see the POA enforce these types of issues.

22 Mr. Burman stated as an FYI, there seems to be a feud between some teenagers, and we
23 need to keep an eye on this.

24
25 **SIXTH ORDER OF BUSINESS – Staff Reports (Continued)**

26 **C. Manager**

27 **C.1 Management Report**

28 Mr. Daugirda 's report is attached hereto and made a part of the record.

29
30 **C.2 Litigation Update**

31 Mr. Daugirda stated the five B Bond lawsuits will be handled by the insurance company's
32 attorney on our behalf.

33
34 **C.3 Submittals from the RFP for Attorney Services**

35 Mr. Daugirda stated I sent you an email of the responses on Monday. I have hard copies
36 with me. Hill Ward proposal is for a \$30,000 retainer a year plus special fees for special

1 projects; Gardner Law firm proposal is a \$30,000 retainer a year and \$235 an hour for special
2 projects; Straley's Law firm proposal gave a range for general work of \$12,000 to \$18,000
3 depending on attorney attendance, and special projects on an hourly basis.

4 Mr. Daugirda was requested to prepare a matrix and analysis of fees.

5 Mr. Burman requested a summary of billings excluding special projects of the current
6 attorney.

7 Board and staff discussed contract forms, revisions and reviewing process.
8

9 **On MOTION by Mr. Burman, SECONDED by Mr. Fitzgerald, WITH ALL IN FAVOR, the**
10 **Board tabled the Attorney RFP Review until the next meeting.**

11
12 **C.4 Facilities Management Agreement**

13 Mr. Daugirda stated the agreement was substantially complete. We needed to modify a
14 provision for a notary and prior approval of reimbursable expenditures, which has been
15 incorporated.
16

17 **On MOTION by Mr. Fitzgerald, SECONDED by Ms. Castro, WITH ALL IN FAVOR, the Board**
18 **approved the Darling Facilities Management Agreement in final form, and authorized execution**
19 **of said agreement.**

20
21 Board discussed the future use of the template version of the contracts, redlined version
22 of any changes, and the transition of the Field/Facilities Management position.
23

24 **TENTH ORDER OF BUSINESS - Community Requests/Recommendations**

25 **A.3 Beach Club Gym**

26 Mr. Spiro and his daughter reported that "No Driving Day" will be Sunday, May 1st, and
27 they have sponsorship from Kinko's for printing, and Ruby Tuesdays and Fridays honoring
28 coupons of \$1 off for each \$1 spent. .

29 Mr. Darling, Chair of LAF, stated the gym user's group asked that consideration be given
30 to expand the gym given the District has re-acquired the real estate office space. There are four
31 possible options from the LAF Committee:

- 32 1) Expand into the adjoining storage closing, secure or eliminate the gas water heater
33 to a more "Green-Efficient" system for an additional 120 sq. ft. This is a low cost
34 option.

1 2) Remove the walls of the adjoining storage closet and office for expansion of about
2 300 sq. ft. More of a long-term solution at a cost of approximately \$2,000 to
3 \$3,000. The people who just moved into the office space would need to be re-
4 located.

5 3) This is Option 2, plus the construction of an additional office facility in the
6 southeast corner of the Beach Club. We do have a proposal from a contractor in
7 the amount of \$12,600.

8 4) Renovate the kitchen area and turn that into office space for the CDD. That is a
9 significant renovation and needs to account for the utilities and disposal of the
10 kitchen equipment. My estimate is this may approach the \$20,000 range.

11 Options 1, 2 or 3 are what I consider temporary as it is not something that could not be
12 changed in the future. These walls can be put in and taken down when needed. LAF
13 recommends Option #3 and we can provide additional storage space for the gym users
14 immediately, until final renovations are completed.

15 Mr. Burman asked why not use the café corner?

16 Mr. Darling responded it was considered. The area is used during parties and events we
17 hold here so we shyed away from that. It is also a relatively small space.

18 Mr. Burman stated I keep hearing we need more space in here, and you are considering
19 taking more footage away. I would like to do Option #1 for the time being, until Strategic
20 Planning comes up with an overall plan.

21 Ms. Castro asked did you consider removing the ladies bathroom?

22 Mr. Darling responded yes, either the ladies' or men's and there are two closets in the
23 gym. One closet is used for all the IT/phone equipment, and the other holds janitorial supplies.
24 Our opinion was to start with small renovations.

25 Mr. Fitzgerald stated another concern was we are not sure if the gym is going to be here
26 forever. We may do something across the street, and we may find it useful to have another set of
27 bathrooms here.

28 Mr. Spiro explained to the Board the process that was used in determining the wishes of
29 the Gym Users Group, and the expectations of gaining more space to make the gym much nicer.

30 Mr. Fitzgerald stated to me the possibility of the gym being somewhere else is not
31 feasible in the next five years. That being the case, if we do this expansion, I don't want them
32 coming back here for the next five years, and how I settled on Option #3 for the next five years.

1 That amenity renovation will be done, and we won't have to deal with it for the next five years.
2 It is the number one amenity, and is why we settled on Option #3.

3 Mr. Darling stated we do have funds in this year's budget under Beach Club renovations
4 to do this project, and we can do it at the same time we are replacing carpet and painting to take
5 advantage of the dollar savings.

6 Ms. Castro stated I am a little conflicted as the Strategic Planning process is just getting
7 started; and being here for 8 years the gym has been the number one request, and how to fulfill
8 the needs with still being true to the Strategic Planning purpose as we don't have our full plan.

9 After further discussion,
10

11 **On MOTION by Mr. Shaw, SECONDED by Mr. Fitzgerald, WITH ALL IN FAVOR, the Board**
12 **approved the Expenditure Not to Exceed \$20,000 for the Option #3 renovations including an**
13 **equipment expense of \$3,000.**
14

15 **EIGHTH ORDER OF BUSINESS** **Financial Matters**

16 **A. State of District Finances**

17 Mr. Shaw stated the fund balance is \$340,000 higher and \$388,000 were allocated to
18 reserves. Revenue expenditures are \$349,000 above budget; with expenditures of \$541,000 to
19 date. Our average monthly expenditure is \$108,000. We are under budget in all major
20 categories.

21 Ms. Castro asked which item would the renovations we just approved being coming out
22 of?

23 Mr. Shaw responded facilities management includes a large portion of funds that were
24 carried over from Fiscal Year 2010 and we are doing this year.

25 Ms. Castro stated capital improvements would be the paving. Has that been budgeted for
26 a specific month?

27 Mr. Shaw responded no.

28 Ms. Castro stated the Year to Date is Actual for 5/12th and Budget for 5/12th.

29 Mr. Shaw presented the LAF Committee Recommendations provided to the Finance
30 Committee on March 3, 2011 regarding Fiscal Year 2011 budget reallocations.

31 After further discussion,
32

1 On MOTION by Mr Burman, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the Board
2 approved the Financial Report.

3
4 **TENTH ORDER OF BUSINESS - Community Requests/Recommendations (Continued)**

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

6 **A.1. Morris Bridge Project**

7 Mr. Fitzgerald stated we are close to completing an agreement with LMP for the Morris
8 Bridge project. We had a couple of incidentals. One was the removal of the 7% sale tax as we
9 are a tax-exempt entity, and to make sure there were not any mechanics liens.

10 After discussion,

11
12 On MOTION by Mr. Fitzgerald, SECONDED by Mr. Burman, WITH ALL IN FAVOR, the
13 Board approved the LMP Contract for the Morris Bridge Project; and provide Notice to Proceed.

14
15 **A.2. Street Trees**

16 Mr. Fitzgerald provided the bid tabulation sheet for the street tree proposals.

17 Mr. Fitzgerald stated LMP had the best overall proposal for the Sable Palm and pricing
18 for the optional trees. As of March 15 LMP Proposal they have lowered their pricing for the
19 Sable Palm from \$285 to \$250 each for the 70 trees, and they are providing watering for the first
20 30 days as part of their installation. We will need to reallocate fund into the street tree
21 installation from \$15,000 to \$17,500.

22 Mr. Shaw stated you will need to take it out of something else.

23 Ms. Castro stated you also need to do a letter to the residents. If they decided to go with a
24 different tree, they should get a \$250 credit towards their purchase.

25 Mr. Fitzgerald stated the \$250 is the tree, planted, staked and watered for 30 days. They
26 are still going to do the same work.

27 After discussion,

28 Board consensus is if a resident purchases a different tree they will receive \$100 credit,
29 and LAF will negotiate further with LMP.

30
31 **B. Quality of Life**

32 **B.1. Request for CDD to Provide US Security Officers for Yard Sale Parking**

33 Mr. Burman stated this request is from Ms. Walker to protect the District property.

34 Mr. Shaw stated I was not at the last yard sale, but from what I understand it was chaos.
35 It is a good investment.

1 Mr. Fitzgerald stated this belongs with the POA. Who is in charge of this--the POA or
2 the CDD?

3
4 **On MOTION by Mr. Burman, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the Board**
5 **approved the Expenditure of \$300 for U.S. Security Guards to Protect CDD Property during the**
6 **Yard Sale.**

7
8 **C. Security**

9 **C.1. February Security Incident Reports**

10 **C.2. Update: Vandalism**

11 Mr. Burman stated it has been pretty quiet.

12
13 **C.3. Closing of Morris Bridge for 3rd Shift**

14 Mr. Burman stated Security Committee has a discussion about closing Morris Bridge for
15 the 3rd Shift. Is this something you want to revisit now?

16 Mr. Shaw responded I think we need to hold off until we can get the Cross Creek Gate the
17 ability to see what is going on at the Morris Bridge Gate.

18 After discussion, Board consensus was to table this until a future meeting.

19
20 **C.4. Update on Returns for Dog Park**

21 Mr. Burman stated there was not a large response as we received a total of 10 responses.

22 Ms. Castro stated it should be left up to Strategic Planning and be discussed as part of the
23 overall picture of community amenities.

24
25 **C.5. Developer Gate Access**

26 Mr. Burman stated also discussed at the committee level was blocking off the
27 construction site. We know the fence is not on CDD property.

28 Ms. Castro stated it is still being used as an access point. We should be able to put grass
29 and plants in so we don't know the area is there. They have access points from other roads.

30 Mr. Daugirda stated I remember asking Ms. Stewart if there were any additional buildable
31 lots we could access, and there were none. I will look into this again, and report back to the
32 Board.

1 **C.6 Boat Tags**

2 Mr. Burman stated another topic of discussion was boats coming into the community
3 without tags. The cars that have bar codes towing boats are coming in through the resident side,
4 and we try to identify the cars. The cars that do not, we are giving them the application to have
5 the boats registered in 24 hours. Security is going to try to monitor this a little more closely for
6 us.

7
8 **D. Strategic Planning**

9 Ms. Castro stated the committee would like the CDD to purchase a projector to hook up
10 to a laptop, and we can possible use it for movie night.

11 After discussion,
12

13 **On MOTION by Ms. Castro, SECONDED by Mr. Burman, WITH ALL IN FAVOR, the Board**
14 **approved the Expenditure of Not to Exceed \$1,000 for a Projector.**
15

16 **ELEVENTH ORDER OF BUSINESS**

Supervisor Requests

17 There not being any, the next item followed.
18

19 **TWELFTH ORDER OF BUSINESS**

Public Comments

20 Mr. Darling stated I have heard of a desire for a place to park boats. We may be able to
21 put up a chain link fence and provide storage space for a fee.

22 Mr. Daugirda stated previously the investment banker and underwriting team provided
23 the amortization schedules for prepayment on the debt, and the trustee needs one prepared. We
24 checked out the fees. The going rate is \$500 per schedule, and DPFPG will provide the same
25 service for \$350 per schedule. This is something that needs to be done for all bonds as requested
26 by the Trustee.
27

28 **On MOTION by Mr. Shaw, SECONDED by Mr. Burman, WITH ALL IN FAVOR, the Board**
29 **approved the DPFPG Services for Amortization Schedule Services in the Amount of \$350 per**
30 **Schedule.**
31

32 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

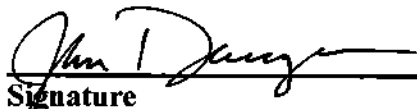
33 There being no further discussions,
34

1 On MOTION by Mr. Burman, SECONDED by Mr. Shaw, WITH ALL IN FAVOR, the meeting
2 was adjourned.
3

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

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

9
10 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
11 publicly noticed meeting held on 20th day of April 2011

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15 Signature

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19 Signature

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Printed Name

Title:
 Secretary
 Assistant Secretary

Title:
 Chairperson
 Vice Chairperson