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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, July 20, 2011 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
Judi Beck	Supervisor

Also present were:

John Daugirda	Manager
Carolyn Stewart	Manager Associate
John Darling	Facility Manager
Several Residents	

Ms. Stewart 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 July 20, 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

There being no opening remarks, the next item followed.

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

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS – Consent Agenda Items:

- Approval of June 15, 2011 **Board Minutes**
- Acceptance of July 7, 2011 **Finance Committee Meeting**

- 1 • Approval of Security Post Orders Edition 7-20-2011
- 2 • Acceptance of **Financial Statements** as of June, 2011
- 3 After discussion,

4
5 **On MOTION by Mr. Fitzgerald, SECONDED by Ms. Beck, WITH ALL IN FAVOR, the Board**
6 **approved the Consent Agenda items as listed above.**

7
8 **FIFTH ORDER OF BUSINESS - Facilities Manager Report and District Projects**

9 **A. Facilities Manager Report**

10 A copy of the Facilities Manager Report is attached hereto and made a part of the
11 permanent record.

12
13 **A.1. Activities Report**

14 Mr. Darling stated the biggest activity is the renovations of the Beach Club. We are
15 transitioning our office administration. The goal is to make better use of our facilities, and
16 operate, maintain and security those facilities.

17
18 **A.2. Office Administration**

19 Mr. Darling stated Ms. Harrell and I agreed to have the CDD office open the first
20 Saturday of every month from 8 a.m. to noon beginning August 1st. We are going to shuffle Ms.
21 Harrell's hours around so she can cover the Saturday hours.

22
23 **A.3. Approval of Beach Club Reservation Agreement**

24 Mr. Darling stated the Beach Club Reservation Agreement has been updated. This is the
25 reservation for private use of this facility by residents. Maximum rental period is 8 hours with a
26 mandatory closure of 1 a.m. We included additional costs to include the janitorial service which
27 is included in the rental rate, and we included a mandatory Security Officer at the event who
28 unlocks the door, inspects the premises with the renter, periodically check on the event, establish
29 a head count, and lock up.

30 Mr. Fitzgerald stated we visited other communities, and the rental situation is beyond
31 what we have. They were more expensive, and they do not have the facilities we have.

32 Ms. Beck stated number 7 says the gas appliances in the kitchen is prohibited. If we are
33 going to have a kitchen, it should be functional to prepare food.

34 Mr. Burman stated if someone wants to use the appliances, we have additional fees, and
35 someone needs to turn on and off the gas.

1 Mr. Darling stated the have use of the refrigerator and freezer, and two commercial
2 microwaves. Most people rent the facility rent it for 8 hours for set-up, lights, DJs, etc. The
3 policy is one event per day.

4 Ms. Beck asked will people still be able to rent for just 4 hours?

5 Mr. Darling responded yes.

6
7 **B. Project Updates (Previously Approved):**

8 Mr. Darling reported on the following:

9
10 **B.1. Project #2011-111 – MB Landscape Renovation and Upgrades**

11 We are 98% complete, and corrected the power issues.

12
13 **B.2. Project #2011-112 – Street Tree Replacement**

14 We are ready to move forward with street tree replacement.

15
16 **B.3. Project #2011-118 – Beach Club Renovations (Gym Expansion)**

17 The renovations are underway.

18
19 **B.4. Project #2011-153 – Gym Flooring**

20 The rubberized flooring is being installed.

21
22 **B.5. Project #2011-157 – Recreation Pond Clearing**

23 The pond clearing has been completed

24
25 **C. Project Approvals:**

26 **C.1. Project #2011-185 – Fan Light Modification**

27 Mr. Darling stated this has to do with the Beach Club, and fans were installed. The
28 lighting is on the pull chain arrangement and has proven not to be acceptable to anyone who uses
29 it. This proposal adds a separate circuit and dimmer switch to all of the fan lights.

30 Ms. Beck asked is this the lower bid you received?

31 Mr. Darling responded this is from the original installer and this was the amount in his
32 original proposal. I have not solicited other proposals. They need to add an additional wire to
33 each of these fans, and install the dimmer switches.

34 Ms. Beck asked what was here before?

35 Mr. Darling responded I don't believe we had lights on the fans before.

36 Ms. Beck asked why do we need these lights in the middle of the room, when we have all
37 these lights on the outside?

1 Mr. Darling responded at night, this is a difficult room to light.

2 Mr. Burman stated when we remove the center posts, we will have to additional cam
3 lighting. Can we do this at the same time?

4 Mr. Darling responded it is two different systems and two different vendors.

5 Mr. Fitzgerald stated we can get a price from Sierra.

6
7 **On MOTION by Mr. Burman, SECONDED by Mr. Fitzgerald, WITH ALL IN FAVOR, the**
8 **Board approved Project #2011-185 for the Expenditure Not to Exceed \$2,500 for the Fan Light**
9 **Modifications, subject to Obtaining a Second Proposal for Price.**

10
11 **C.2. Project #2011-186 – Palm Trimming**

12 Mr. Darling stated this is part of the annual landscape maintenance of the palm tree
13 trimming above 15'. We solicited proposals from several vendors, and the lowest is Valley Crest
14 which is a little over \$9,000. We recommend a not to exceed amount of \$10,000 and this is a
15 budgeted amount.

16
17 **On MOTION by Mr. Burman, SECONDED by Mr. Fitzgerald, WITH ALL IN FAVOR, the**
18 **Board approved Project #2011-186 for the Annual Palm Tree Trimming above 15' in the amount**
19 **not to exceed \$10,000 .**

20
21 **C.3. Project #2011-187 – Street Tree Removal**

22 Mr. Darling stated we have three trees that need to be removed. One in the Bermuda
23 Island, one in front of a resident's home and one by the lift station. Mr. Hughes looked at the
24 trees and the price has been increased to \$1,100.

25 Ms. Beck stated this is just for removal. Will we be replacing these trees on common
26 grounds?

27 Mr. Darling responded we will and the plan is to put threes in the common grounds,
28 which is part of the next item.

29
30 **On MOTION by Mr. Burman, SECONDED by Ms. Beck, WITH ALL IN FAVOR, the Board**
31 **approved Project #2011-187 for Street Tree Removal in the Amount Not to Exceed \$1,100.**

32
33 **C.4. Project #2011-188 – Street Tree Replacements**

34 Mr. Darling stated this is to request budget dollars to begin to replace some of the trees on
35 CDD property. We want to put in three Sylvestris at the Beach Club, one Queen Palm at the lift
36 station and two Sylvestris at the monument sign location at Cory Lake Dr and Cory Lake

1 Boulevard East. This is a total of six trees in the amount not to exceed \$7,500. It has been
2 reviewed by the L-A-F Committee.

3 Ms. Beck asked how big are these trees?

4 Mr. Darling responded they will within the tree specification outlines in the street tree
5 replacement program. Most of the trees have 10' clear trunks, of top quality.

6 After discussion,

7
8 **On MOTION by Mr. Burman, SECONDED by Ms. Beck, WITH ALL IN FAVOR, the Board**
9 **approved Project #2011-188 for the Street Tree Replacement for six trees as Outlined above, in**
10 **the Amount Not to Exceed \$7,500.**

11
12 **C.5. Vending Machine Proposal**

13 Mr. Darling stated we received a proposal from Pierce Logistics, who is a resident, and it
14 was an unsolicited proposal. They wish to install two drink vending machines here on CDD
15 property: one around the Beach Club amenities and one near the tennis courts. Offer the
16 machines at no expense or liability to the CDD.

17 Mr. Fitzgerald asked what is the drain on the electric bill?

18 A representative from Pierce Logistics responded the average is \$1 per day and the
19 average per year is about \$250 to \$350 depending on location and sunlight, per machine.

20 Ms. Beck asked will any profits coming from the machines come back to the CDD to
21 cover the costs?

22 Pierce Logistics responded it was not placed in this proposal as we were not sure how
23 successful the machines will be. We want to do it on a trial basis. We may put in one and then
24 put in a second. We are open to negotiations. I have been to the other communities, and they
25 have some sort of supply, whether it be fountains, or vending machines.

26 After further discussions relating types of drinks to be offered, types of trash receptacles
27 and installation, pricing of drinks, potential of 5% of profits going back to the CDD, installation
28 date of August 1st, exact placement of machines, and potential of installing water fountains
29 outside of the gym, vendor licenses and liability insurance requirements,

30
31 **On MOTION by Mr. Burman, SECONDED by Ms. Beck, WITH ALL IN FAVOR, the Board**
32 **approved the Installation of Two Vending Machines, one near Beach Club and one near Tennis**
33 **Courts, on a Trial Basis Through August through January; After the First Three Months, if**
34 **Successful, Pierce Logistics to Enter into Contract for 5% Reimbursements of Profits to the**
35 **CDD; and a Review After Six Months.**

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SIXTH ORDER OF BUSINESS – Financial Matters

A. State of District Finances

B. Discussion on Proposed FY 2011-2012 Budget

Mr. Fitzgerald stated at the end of last year, we had projects that were approved and put on hold or were in motion. To avoid fiscal confusion, we created a list for Fiscal Year 2010 and put all the dollars associated. Along the way some things did not get charged. When we get to the April timeframe, of the \$79,000, only \$24,000 was accounted for; and \$50,000 did not get spent or was pushed in Fiscal Year 2011 budget. In looking at the budget, it is \$55,000 better than what it appears to be.

Mr. Burman stated we are getting a phone bill on a monthly basis to the Cachet Isle Gate, and is a part of our utility bills. I would like the Finance Committee to look at this and see if we can put it under the Cachet Isle line item in the budget, so we get a true cost of the maintenance of the gate.

SEVENTH ORDER OF BUSINESS – Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

There being no report, the next item followed.

C. Manager

C.1. Management Report

A copy of the Management Report is attached hereto and made a part of the permanent record.

Mr. Daugirda stated the public hearing on the budget will be at the August meeting.

EIGHTH ORDER OF BUSINESS – Board Member Discussion Items:

Mr. Fitzgerald stated we need to circle the wagons again regarding our ability to fine people, suppress bar codes, and access to the gym, and fines for littering. The littering is out of control and when we should go to the POA to police this.

Mr. Burman asked is there a methodology where our staff can implement something in between the Board meetings or passing it to the POA when there is an infraction or endanger to the community?

Mr. Daugirda responded we can review the rules.

1 Mr. Fitzgerald stated I want clear lines. Can we do it, or not? I want it written in cement.

2 Ms. Beck asked why did we have three police cars at the Cross Creek gate at 5:00 p.m.
3 today?

4 Mr. Darling responded we have cops in here all the time. I have no idea what that was
5 about. We have numerous incidents.

6 Mr. Burman stated the police are here at least 50 to 60 times a month, in addition to our
7 off-duty personnel.

8

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

10 **A. Landscape-Aquascape-Facilities**

11 Mr. Fitzgerald stated street tree project is just about the start. We are looking into a
12 general approach to updating the islands and cul-de-sacs.

13

14 **B. Quality of Life**

15 There being nothing additional to report, the next item followed.

16

17 **D. Strategic Planning**

18 Ms. Ross stated the POA is looking towards boat storage and truck facilities, and we
19 received 20 requests for spaces. At the POA level, we are trying to follow up on issues, and
20 provide things like color pallets to give them less excuses to circumvent the system.

21 We have established goals for Strategic Planning and we are working towards those
22 goals. We are pleased with the survey results; 178 responses and several handwritten responses
23 of the 500 that went out. We are at a 28% to 32% response to the survey. Majority responses
24 were a pool and some water facility for children, improve the clubhouse and social activities;
25 lastly was communication and updated information.

26 Additionally, I would like to see a joint meeting with the POA.

27 Mr. Burman stated some time in September.

28

29 **E. POA Social Committee**

30 Ms. Beck stated we have a shortage of volunteers for the event, and 65 people showed up
31 during the day. POA donated the DJ. We have a lot of talented individuals, and I provided the
32 award money from my business. The money won from the 50/50 was donated back to the POA
33 Social Committee.

34 Mr. Daugirda stated at the August meeting, we will sort out the funding, fines, rules, etc.

1 Ms. Beck stated people were asking me about the new person hired to schedule all the
2 events, and think it is a great idea for the expenditure, and when I left it was my understanding
3 there was going to be a discussion between Mr. Darling and Mr. Burman before implementation
4 of the program.

5 Mr. Fitzgerald asked are the minutes correct?

6 Mr. Burman responded yes. My recollection was we were going to hire someone and Mr.
7 Darling and I were to go through the criteria and scheduling as discussed by the Board. I believe
8 the intent is for the new Activities Coordinator to work with the POA as a professional to be on
9 site to oversee the programs.

10 Mr. Darling stated this is also a trial pilot program for July and August to create more
11 activities by having someone here.

12 Ms. Beck stated she is doing a great job, and a lot of people are signing up. At the POA,
13 she said she would plan any events the POA had.

14 Mr. Darling stated she is here to do that.

15 Discussions related to staffing for activities; funding of programs so they are no cost to
16 the residents; Florida Statutes related to recreation, education and cultural activities; nailing
17 down the do's and don'ts; relationship between the POA and CDD for activities and funding;
18 Jennifer attending social committee meetings.

19
20 **C. Security**

21 **C.1. June Security Incident Reports**

22 Mr. Burman stated the Security Committee did not meet this month.

23 Mr. Burman provided the June security incident report. Incidents have gone down again,
24 and we had continued police activity with individual problems. Several tickets have been issued.
25 We have been working with US Security on the rover's responsibilities.

26
27 **TENTH ORDER OF BUSINESS - Supervisor Requests**

28 Ms. Beck stated additional money was not added to the budget for holiday decorations,
29 and at the June 15th meeting, Mr. Burman requested the proposal be given to Mr. Shaw to figure
30 how to accommodate the request. I asked for \$20,000, and we found out Arbor Greene spends
31 \$30,000 on their holiday decorations.

32 Mr. Fitzgerald stated we did have a L-A-F committee meeting, and we looked at a revised
33 proposal.

1 Mr. Darling stated we have an itemized proposal so we can pick and choose. Now we
2 need to decide what the budget is we want to spend and what we want to pick within that budget.
3 The emphasis is to make a big splash at the entrances and at the beach club. We are not talking
4 about doing much decorating within the community. It is up to the Board to decide how much
5 they want to spend and tailoring the list of decorations. I came up with a list close to \$11,000
6 which is adequate and a step up from what we did in the past.

7
8 **ELEVENTH ORDER OF BUSINESS - Public Comments**

9 There not being any, the next item followed.

10
11 **TWELFTH ORDER OF BUSINESS - Adjournment**


12 There being no further discussions,

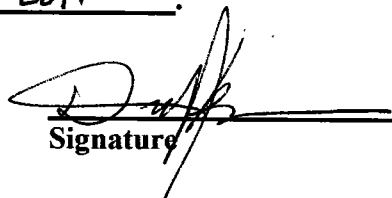
13
14 **On MOTION by Mr. Burman, SECONDED by Ms. Beck, WITH ALL IN FAVOR, the meeting**
15 **was adjourned.**
16

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

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

22
23 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a
24 publicly noticed meeting held on August 17, 2011.

25
26
27 
28 _____
29 Signature



Signature

30 John DARGIDA
31 _____
32 Printed Name

Printed Name

33
34 Title:
35 Secretary
36 Assistant Secretary
37

Title:
 Chairperson
 Vice Chairperson