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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, October 21, 2009 at 10:00 a.m. at the Cory Lake Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

Present and constituting a quorum were:

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

Also present were:

John Daugirda	Manager
Mark Straley	Attorney
Michael Cachon	Field Manager
Howard Levant	Resident

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[Note: the minutes of the meeting are a summary of the discussion and actions taken at the October 21, 2009 meeting; and upon the Board of Supervisors' approval are the permanent "Record of Proceedings" of such meeting.]

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Ringhof called the meeting to order.

Supervisors introduced themselves.

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

SECOND ORDER OF BUSINESS **Chairperson's Opening Remarks**

Ms. Ringhof welcomed everyone to the meeting. I have personally set time limits for each topic of discussion so we can get out of here by 10:30 p.m.

1 **THIRD ORDER OF BUSINESS**

Manager's Opening Remarks

2 Mr. Daugirda stated addendums have been received and distributed, an officer resolution
3 that memorializes what was discussed at the last meeting, a series of things from the landscape
4 and facilities committees, the financial statements and memorandum, and some additional
5 minutes. If there is not enough time, we can place them on the next agenda.

6
7 **FOURTH ORDER OF BUSINESS**

**Board Discussion on Agenda and Meeting
Protocols**

8
9 Ms. Ringhof suggested if there are any additional items that are not on the agenda or not
10 one of the items provided as supplemental materials, please let us know so we can assign it in the
11 timetable.

12 Ms. Taggart stated I just want to touch base on the Cross Creek Boulevard Widening
13 Project and as it relates to discussion on the stoplights. *This item to be discussed under the*
14 *Avatar Shortfall.*

15 Mr. Fitzgerald stated Ms. Wolf has a proposal on how to attack the landscaping on the
16 cul-de-sacs. *Mr. Fitzgerald passed out the proposal to the Board and staff.*

17
18 **FIFTH ORDER OF BUSINESS**

Staff Reports

19 **A. Manager**

20 **i. Manager's Report**

21 Mr. Daugirda reviewed his Manager's Report, a copy of which is attached hereto and
22 made a part of the public record, and highlights are outlined below:

23 #2 – Avatar as-builts for the entrances do not exist, and it is not uncommon for
24 developers to build entrances without a set of as-built drawings.

25 # 4 - In response to the B Bond letters, two B Bonds have been extinguished; one by a
26 family and one through a real estate closing.

27 # 5 – Regarding the petition for the townhouse property outside of the District, the
28 repositioned the two commercial properties to both sides.

29 #6 – The District budgeted \$140,000 for beach club admin and compensation, and the
30 projection with staff and one admin is \$92,440, so the difference can be re-allocated and used as
31 compensation for the shortfall.

32 #9 – The CLL transfers are being monitored.

1 #11 – Cross Creek Entrance – *Mr. Fitzgerald reported the electrical estimates are in, and*
2 *50% of the lights are working.*

3 #12 – The Cross Creek jurisdiction of traffic signal area is with the City of Tampa.

4 #13 – For the Cross Creek Widening there is a hearing on November 3.

5 #15 – The excess funds have been transferred to general fund as restricted funds. *Ms.*
6 *Taggart asked about placing the funds in a CD.*

7 #20 – The pleadings on the litigation have been filed, as well as answers and
8 counterclaims. Mr. Addison has filed motions to strike their defenses and is awaiting a hearing
9 date. *Mr. Straley reported hearings are being scheduled and we hope to have a resolution to this*
10 *in approximately 120 days.*

11 #26 – On landscaping contract for mulch we paid for the first year, and it is the
12 Landscape Committee and OLM's recommendation that we do not pay for mulching throughout
13 the year and as needed. They have done what was needed for this first year, and now we can
14 scale it back and not over mulch which is a significant savings.

15 #27 – Virtual Guard item will be coming up later on the agenda.

16
17 Mr. Daugirda presented Resolution 2010-1, Election of Officers, based on the last Board
18 meeting; Ms. Ringhof as Chairperson, Mr. Burman as Vice Chairperson; Mr. Daugirda as
19 Secretary and Assistant Treasurer; Mr. Woodville as Treasurer; and Ms. Taggart, Mr. Fitzgerald,
20 Mr. Shaw and Ms. Rugg as Assistant Secretaries.

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22

On MOTION by Ms. Taggart seconded by Ms. Ringhof with all in 23 favor Resolution 2010-1, Election of Officers as outlines above 24 was adopted.

25

26 Mr. Daugirda stated on the vacant town home properties [Soave], the company is based
27 out of Michigan and I have a call pending into them to find out more about their plans and
28 intentions for the property.

29 Mr. Burman requested that we try to minimize the documentation being given to the
30 Board for consideration the day before the meeting.

31 Mr. Daugirda stated the intent is to get it to the Board as soon as it is ready, but it may not
32 be considered at the meeting.

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ii. FY 2010 Financial Plan

This item to be discussed under the financial section.

B. Attorney

Mr. Straley stated I had Mr. Daugirda circulate Resolution 2009-17 that evidences the District's policy that abutting residential property owners are responsible for maintaining from the edge of the sidewalk to the edge of the curb. The only change was to clarify that the general policy is the residents are responsible for maintaining the area, the Board reserves its right to elect to maintain some of the landscaping or infrastructure in that area, and its right to discontinue those maintenance programs as it so deems.

On MOTION by Mr. Burman seconded by Ms. Taggart with all in favor Resolution 2009-17, Regarding the Maintenance of District Rights-of-Way Abutting Privately-Owned Platted Building Lots was adopted.

C. Engineer

There not being any, the next item followed.

SIXTH ORDER OF BUSINESS Discussion of District Projects

A. Field Manager – Project Report

Mr. Cachon reported and discussed the following, and a copy of his report is attached hereto and made a part of the record:

- Five more Canary Island Palm Trees have been removed [2 residential – 3 District].
- Mr. Levant and Mr. Fitzgerald spent the day spraying round up on the weeds.
- We had three bids for the monument lights on Cross Creek. Board approval was for \$1,500, and we selected a proposal of \$995.
- Roadway paver repairs will be completed tonight for the 10 selected areas. There are more and next Tuesday is the drive through inspection, and we will start going down the other main roadways prior to getting into the isles.
- The erosion behind Malakai is holding up very well.

- 1 ▪ We have a proposal on the aerators and I am waiting to hear from the committee on how
- 2 we are going to proceed.
- 3 ▪ The repair at the Morris Bridge Gatehouse has been completed.
- 4

5 Mr. Cachon stated at Mr. Burman's meeting with the Cachet Isle residents he presented

6 three bids to overhaul the gates. The current contractor is Accurate Electronics with a bid of

7 \$5,600 and there was a competitor for \$5,353. Accurate has agreed to do it for \$5,353.

8 Mr. Burman asked with the money we are getting in from the assessment does not come

9 in specifically for what location, when we will know if we have the money specifically for this

10 project?

11 Mr. Daugirda responded as the money comes in we do a percentage based on the budget

12 X% is for general, Y% is for debt and Z% is for Cachet Isle. Alternatively, we begin the year for

13 FY 2010 with operating capital.

14 Mr. Cachon reported that the total project will be an estimate of \$8,000 to fix the gate

15 themselves to get them operational.

16 Mr. Daugirda stated historically by January we have a bulk of the money assessed. The

17 Board can be conservative and start the project in January, or you can be aggressive and begin

18 earlier. It is a Board decision.

19 Ms. Ringhof outlined the project will commence in December, the Accurate Electronic

20 bid, electrical upgrades and software to run the keypad.

21

22 On MOTION by Mr. Burman seconded by Mr. Taggart with all in

23 favor commencement of the Cachet Isle Gate project in December

24 2009 in an amount not to exceed \$8,000 was approved.

25

26 Mr. Burman stated at the meeting, we promised that the money brought in from Cachet

27 Isle will be put in a separate category and held specifically for them.

28 Mr. Daugirda stated we will account for it separately.

29

30 **District Street Tree Maintenance Program**

31 Mr. Fitzgerald stated this program was inherited by the previous Board, and the proposal

32 is the street tree maintenance should be given back to the residents. I am basically looking for a

1 consensus as to whether the District should be in the street tree business; and pending outcome a
2 referral to the landscape committee to develop an exit strategy.

3
4 **Ms. Ringhof motioned for the District to cease support for the**
5 **Canary Isle Street Tree Maintenance program pending an**
6 **agreeable exit strategy for the program; and Mr. Fitzgerald**
7 **seconded the motion.**
8

9 Mr. Scott asked will we still be removing diseased trees?

10 Mr. Fitzgerald responded yes, that would be part of the strategy.

11 Mr. Burman stated I can see a huge revolt on the part of the residents if we do this. They
12 bit a heavy bullet when we told them we were going to do this, and now you are going to turn
13 around and tell them we are not going to do this. Additionally, we told all the landscapers not to
14 fertilize, and now you are going to tell them to do this.

15 Ms. Ringhof stated some have trees, some are empty lots that don't have a tree, and there
16 are those of us who have trees and paid to have them maintained for years. Those who didn't
17 have trees didn't pay anything in the past, and those who did have not seen our personal
18 maintenance fee to our lawn company go down because we removed that one tree. I am now
19 paying the same amount to the lawn company, and more to the District because we decided to
20 take this over.

21 Ms. Taggart stated when this was enacted there were a lot of individuals who were not
22 doing anything for the trees they had; however, since then the trees look healthier because of the
23 street tree program. I am not satisfied at all by the trimmings that are done by our contractor.
24 Secondly, we need to think about the deed restrictions and right now they way they are written
25 there is no other replacement other than a Canary Island Date Palm. We need a recommendation
26 from the Landscape Committee to the POA as to how they would like the deed restrictions
27 amended.

28 Mr. Fitzgerald stated a recommendation might be to have a professional firm come in, as
29 the Canary Island Date Palm may not be the best choice for this area.

30 Ms. Taggart stated I have no problem with doing this, but like Mr. Burman, I want to see
31 a tight, very resident friendly, exit strategy and do not do this half way.

1 Mr. Fitzgerald stated the proposal is in two parts. First, are we getting out of this
2 business? The trees themselves are private property, twice a year Nanak's trims the trees and
3 does the fertilization, and we have a huge budget surrounding a piece of private property.

4 Mr. Shaw stated my thought was the reason we got into this was because of the diseased
5 trees and its lack of maintenance. If we get out of this, diseased trees may not be removed by the
6 homeowner and is this going to be a problem is diseased trees are left to die?

7 Ms. Taggart responded that is how this got started in the first place.

8 Mr. Levant stated some of the diseases are airborne and some travel from tree to tree by
9 insects.

10 Mr. Shaw stated that is my only concern unless we tell the residents we will not maintain
11 them, but will remove them if they are diseased and I can see a potential issue with the resident.

12 Mr. Levant stated Board decision can be not to inoculate, which you have done. You can
13 decide not to trim because twice a year is not enough, and not fertilize; but you can decide to
14 remove trees with permission from the homeowner. The removal of the trees has slowed down
15 the infection tremendously.

16 Mr. Fitzgerald stated I am not certain as to how much, if anything, it has slowed down;
17 but there are a lot of flavors to the exit strategy.

18 Mr. Burman stated we should table this and send it back to the Committee to come up
19 with an exit strategy as we have mitigating circumstances that have to be handled tactfully.

20 Ms. Ringhof stated it appears from the nodding of heads we are in agreement to get out of
21 the street tree business; however, we need to decide on a strategy.

22 Ms. Wolf stated we cannot just cut and run. We can't dump this back on the residents in
23 the condition they are in right now, and the exit strategy will take time. Until there is an exit
24 strategy formulated, the Board still needs to continue with this program, and provide the resident
25 with an instruction sheet.

26 Ms. Ringhof stated based on this discussion, you can devise an exit strategy, and if we
27 approve this motion any questionable expense between now and the next meeting will give you
28 the leeway to either spend it or postpone it.

29 Mr. Levant stated the next street tree trimming will be due in December, and we may
30 want to look at another vendor because we have reduced the number of trees.

1 Mr. Fitzgerald stated the longer this drags on, the more we are on the hook to replace the
2 trees. If we removed the trees, we should replace them.

3
4 Ms. Ringhof withdrew her previous motion; and Mr. Fitzgerald
5 withdrew his second.
6

7 Landscape Committee was directed to prepare an exit strategy for the street tree
8 maintenance program.

9 Mr. Fitzgerald asked is there was a way for the Board members and committee members
10 to deal with this so we can get this moving along?

11 After much discussion and the elements of the Sunshine Law,

12 Ms. Taggart suggested a joint meeting between the Board and the Landscape-Facilities
13 Committee.

14 Mr. Levant suggested a draft of the exit strategy being present to the Board prior to the
15 joint meeting.

16 Mr. Daugirda stated the meeting can be continued to a date, time and location certain at
17 the end for this specific purpose.

18
19 **SEVENTH ORDER OF BUSINESS** **Financial Matters**

20 **A. Avatar Shortfall**

21 Ms. Ringhof stated there are four questions I proposed in the materials. First, does the
22 Board want to take ownerships of the pond maintenance and SWFWMD reporting in light of
23 nonpayment by Avatar of the assessments?

24 Ms. Taggart responded it might be better if we could keep those ponds maintained, but
25 we should have Armstrong look at it to determine what the financial responsibility is to take it
26 on.

27 Mr. Straley stated the ponds are not District property; however, it is part of the District's
28 drainage facilities and is slated to become District property. If it is critical, it may be something
29 you want to consider. If it just to the benefit of Avatar, you may not want to.

30 Ms. Ringhof stated as they have not presented a proposal to us, I would just hold of on
31 this discussion. Second, do we want to reduce assessments or waive assessments until they build
32 their property or go into foreclosure?

1 Mr. Straley responded I have many Districts in this same situation where they are largely
2 built-out, but there is a parcel in non-payment. Your principal concern is the affect on your end
3 budget. There are two ways to collect the assessments. In your case, the assessments are on the
4 tax bill which we have done. Usually there is not an issue but the O&M assessment on this
5 parcel is so large no one wanted to buy the tax certificates. You may be able to negotiate with
6 them.

7 Mr. Burman asked what precedent does this set?

8 Mr. Straley responded Avatars land is not platted, and the Soave Property was platted.

9 Mr. Shaw stated the 2001 Bond for Phases 3, 4, 5 & 7 was projected by Rizzetta &
10 Company at 124 units; and 170 units have been thrown around. How did we go from 124 to
11 170? Avatar is questioning the numbers and they know nothing about the 170 number. They do
12 reference in the Joiner and Consent agreement, the numbers per unit, but they don't specify the
13 number of units.

14 Ms. Ringhof stated the plans for that Phase 7 are 170 town homes in the Hillsborough
15 County Land Development office.

16 Mr. Straley stated but not platted, and often times the zoning numbers may or may not be
17 built due to market condition practicalities.

18 Mr. Shaw stated Avatar's position is they want to pay \$30 per unit per month which is
19 about \$61,000 per year in O&M expenses and we are billing \$370,000 which they claim is far to
20 excessive for a town home. They know we need to O&M funds and the bond funds, and they
21 have agreed to something between the \$360 and \$2,162 per unit. Do we want to entertain a
22 number in between there?

23 Mr. Burman asked if we do this for them, do we have to do it for others?

24 Mr. Straley responded it is common in assessment methodologies to treat town homes
25 differently than single-family homes. If you come up with a methodology that reduces the
26 assessments on multi-family units, you will have to be consistent with the other developers.

27 Mr. Shaw stated the debt service on the Soave property is only \$19,600 a year. Their
28 O&M is \$123,000. There is far more debt service on the Avatar property.

29 Ms. Ringhof stated as an example, the median fee between their \$360 and our \$2,161 is
30 \$1,261. The Avatar O&M assessment would be \$214,370 and we would give Soave a refund of

1 \$51,357. This in no way construes that we would go to \$1,261 per unit in our negotiations. This
2 is just an example.

3 Mr. Shaw stated they are in agreement with the debt service payments. The only
4 contention is the O&M assessment.

5 Mr. Straley asked are they aware that the \$360 number in that Joiner and Consent
6 Agreement is in no way binding on this Board?

7 Mr. Shaw responded yes. The agreement is with CLL and it says CLL will pay the
8 difference. Additionally, they can drag this out for seven years before they lose the property.

9 Ms. Ringhof stated further stipulation needs to be how long will the reduce sum be in
10 effect—when they plat, when they are issued a CO?

11 Mr. Shaw stated the Joiner and Consent Agreement states the O&M can jump to \$90 a
12 month per lot, which is \$1,080 the full O&M assessment in 2002 when the agreement was
13 signed. They are trying to reduce their carrying cost, and the owner gets the full O&M.

14 Ms. Taggart stated as a talking point you need to be prepared that they may want a
15 reduced rate to be permanent because their marketability of the town homes will not support a
16 full assessment as the single-family homes.

17 Ms. Ringhof stated I personally would not want to agree to forever and the other
18 stipulation is they need to do something for the District as they want us to take over their pond
19 maintenance. We heard rumors in the past about a pool or build some other type of amenity as
20 we are losing income as long as that property is undeveloped. If the standard O&M assessment
21 increases before termination of this agreement that their capped increase will be equal to the
22 increase in accordance with the formula. Lastly, see if they will pay for the traffic light, which
23 they could delay until 2012.

24 Mr. Shaw asked is it to our benefit to own the ponds?

25 Mr. Straley responded at a minimum we need an easement. It is part of the master
26 drainage system. All other ponds are owned by the District, and it is advantageous to be
27 consistent.

28 Mr. Daugirda stated we need to make sure the ponds and banks are in good shape prior to
29 its transfer.

30 Mr. Straley stated the traffic light is a requirement imposed by the City of the developer.
31 They have that obligation and they will not concede anything by agreeing to us to do it. At the

1 end of the day, they will have to do this in order to get their land platted or permitted through the
2 city.

3 Mr. Daugirda stated in other methodologies a single-family unit is 1.0; and town homes
4 get a fractional unit of .90, .80 or .75. These are going to be extravagant town homes. This will
5 be in their language.

6 Mr. Fitzgerald asked what is the number 124 or 170 units?

7 Mr. Straley responded you need to look at the methodology. The debt is the debt. This
8 only affects the O&M.

9 Ms. Ringhof stated if we agree to drop the assessment units from 170 to 124 to coincide
10 with their debt assessments and leave it at the \$2,162 per unit that is a 46-unit reduction of close
11 to \$100,000.

12 Mr. Straley stated the Board needs to give the task for negotiation to one member with no
13 authority to bind the Board. You are better off negotiating density than assessment, and have an
14 agreement that if they build more, they are assessed accordingly.

15 Mr. Shaw and Mr. Daugirda were directed to handle the negotiations with Avatar and
16 report back to the Board.

17

18 CDD Website

19 Ms. Ringhof asked do we have a decision on the CDD Website?

20 Mr. Straley responded my gut reaction about having a governmental website that is
21 password protected does not seem right to me. What is exactly in the password-protected
22 section?

23 Ms. Ringhof stated the site is in two parts. The public portion is maintained by the
24 website hosting company and we pay an hourly rate to have it updated and can't take over the
25 public portion. Notices to the residents are in the private portion which we have control over.
26 This is the way the site was set up by the host company.

27 Mr. Straley stated we are paying for this website and someone could say public funds are
28 being used for a website that only residents have access to.

29 Ms. Ringhof stated one person outside the community asked for access, and the
30 webmaster just asked if they own property in here and they are waiting to hear back.

31 Mr. Straley stated let me look into it and get back to you.

1
2 **SIXTH ORDER OF BUSINESS**

Discussion of District Projects (Continued)

3 **B. Consideration of Expenditures/ Contracts/ Work Authorizations/
4 Reimbursement Requests**

5 **i. Ratification of Accurate Electronics Cross Creek Entrance Gate
6 Repair**

7 Ms. Ringhof stated this is for the new motor assembly for the Cross Creek Entrance Gate
8 in the amount of \$3,618.11.

9
10

On MOTION by Ms. Taggart seconded by Mr. Burman with all in 11 favor the Accurate Electronics Invoice in the amount of \$3,618.11 12 for the Cross Creek Entrance Gate Repair was ratified.

13

14 **ii. Other Requests**

15 There not being any, the next item followed.

16
17 **C. Committee Requests/ Recommendations**

18 **i. Landscape – OLM Landscape Report**

19 Report was included in the advance Board Package and is attached hereto and made a part
20 of the public record.

21
22 **Trimmer**

23 Mr. Fitzgerald stated we priced out a commercial load trimmer to be used in the
24 community to immediately address the pond across the street to take it down to a maintenance
25 level. Nanak's does not have a problem maintaining things, if we pay to get it to the maintenance
26 level. Mr. Levant and I have volunteered to do this and the initial cost is \$378 for the trimmer to
27 be kept in the storage closet.

28 Ms. Ringhof stated my main concern is you are not covered by the District's insurance
29 policy to handle District equipment.

30 Mr. Daugirda stated I will contact the insurance agent to see if you are covered.

31 Ms. Taggart stated I know they will do an excellent job, but they need to be covered if
32 something happens, and secondarily the community needs to know how much it actually costs to
33 live here and costs associated with living here.

1 Mr. Fitzgerald stated when I took this job I said I was willing to do this. You can take
2 this to whatever level you want. I have other volunteers who are willing to help. If you are
3 worried about the liability we should disband all the committees and move forward that way.

4 Ms. Taggart stated we just need to find out the answer to our questions.

5 Ms. Ringhof stated we know we have coverage for Mr. Cachon. We can purchase the
6 trimmer. Additionally, residents need to know what it costs to live here, but we are still running
7 at inflated costs right now because we are doing a lot of catch up. We are not objecting to the
8 volunteerism. We just need to make sure we have the coverage for the volunteers, and you and
9 Mr. Levant.

10
11

On MOTION by Ms. Ringhof seconded by Mr. Burman with all in 12 favor the purchase of the trimmer in the amount of \$378 was 13 approved.
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14

15 **Cul-De-Sac Landscape Recommendation**

16 Mr. Fitzgerald stated we asked Mr. Woods, OLM, to come up with a viable approach for
17 the cul-de-sac islands, and is an approach for zeroscape.

18 Mr. Levant stated we are looking for a Board consensus if this is something they would
19 like us to investigate. This will get us off the hook with the city water and putting in low water
20 maintenance. Many plants will have to be removed and relocated, and replaced with low water
21 maintenance plants.

22 Ms. Taggart asked does this need to go to the POA, any change in the common elements
23 are to be approved by the design review committee?

24 Ms. Ringhof responded under the POA deed restrictions common property does not
25 include property owned by the CDD.

26 Ms. Taggart stated I just wanted to be sure, as I was asked the question by a resident.

27 Mr. Shaw asked will conceptual drawings be coming to us?

28 Mr. Levant responded a sample or two may be done because it is something new for the
29 community.

30 Board concensus was for the Landscape Committee to research the approach for
31 zeroscape at the cul-de-sacs and report back to the Board.
32

1 **Damaged Aerators**

2 Mr. Fitzgerald stated the preliminary cost is \$3,600 to fix the aerators and then the
3 maintenance. Do we want to restart the fountain out front? Brand new it is a \$12,000 unit.
4 Monthly maintenance is \$75 plus the service fee.

5 Ms. Ringhof asked are there other purposes for the aerators other than aesthetics?

6 Mr. Fitzgerald responded mostly they are for aesthetics.

7 Mr. Shaw asked how much is the maintenance?

8 Ms. Taggart responded I am thinking \$400 a month for the two of them.

9 Ms. Ringhof stated I know people buy property because of the view of the fountain.

10 Ms. Taggart stated they notice when they are out.

11 Mr. Fitzgerald stated the Cross Creek Fountain at the guardhouse will take \$5,000 to start
12 up.

13 Board consensus was to move forward on the Cross Creek Fountain based on previous
14 Board approval.

15
16 **Nanak's Mulch**

17 Mr. Daugirda stated when Nanak's first started the contract it was advantageous to put it
18 on a monthly scheduled than front load it. We are not bound to do this on a monthly basis, and
19 we are bound to the base level stuff. As I read it, we can change direction. Year one is done and
20 OLM is stating we don't need mulching done monthly, and we will let you know when we need
21 it for a specific application.

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On MOTION by Ms. Ringhof seconded by Mr. Burman with all in 24 favor Mulch for FY 2010 was suspended and will be requested 25 and paid as needed.

26

27 Mr. Fitzgerald was instructed to provide notification of change in Nanak's monthly
28 payment schedule regarding the suspension of mulch to Mr. Cachon who will forward to Nanak's
29 and OLM, and to Mr. Woodville for payment terms of landscape contract, in accordance with the
30 District's process for contract amendments.

1 **ii. Quality of Life**

2 **a. Race for a Place Update**

3 Ms. Ringhof stated we are getting the information out, and sent out press releases. We
4 are getting some good publicity.

5
6 **b. Additional Holiday Banners**

7 Ms. Ringhof stated the committee decided to hold off until next year, but will need funds
8 to put up the decorations this year in the amount not to exceed \$3,000.

9 Mr. Daugirda asked is this with the same firm?

10 Ms. Ringhof responded yes and no. We Hang Christmas Lights has merged with
11 Decorating Elves which is well known in the area and is open year round. Last year we spend
12 \$3,100 last year, and there are some things we need to replace but they quoted me \$2,400 for
13 replacement and installation.

14 Mr. Fitzgerald stated we are looking at the electrical situation at Cross Creek so we can
15 get power to lights.

16
17

On MOTION by Ms. Taggart seconded by Ms. Ringhof with all in 18 favor Decorating Elves proposal for installation and replacement 19 of Holiday Decorations in the amount not to exceed \$3,000 was 20 approved.
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21
22 **iii. Security**

23 **a. Wackenhut Proposal to Use Cory Lakes CDD as a Test Site for**
24 **the Virtual Guard**

25 Mr. Burman stated if the Board is in agreement, I will invite Wackenhut to the Security
26 Committee Meeting the first week of December, and the Board can come and listen to their
27 proposal.

28 Ms. Ringhof stated we already saw their presentation on this program.

29 Ms. Taggart asked what are the third shift hours this will cover?

30 Mr. Burman responded 11 p.m. to 6 a.m. every day, and gives us the opportunity to run in
31 24 hours if we need a rover to free up the guard.

32 Ms. Ringhof stated if we decide to use the option to use the system 24 hours, there is a
33 charge for an additional car on site for an amount to be determined.

34 Mr. Levant asked does this tie us into Wackenhut, or will they work with another firm?

1 Mr. Burman responded this proposal is for us to be a test site at virtually no cost except
2 for maintenance.

3
4 **On MOTION by Mr. Burman seconded by Ms. Ringhof with all in**
5 **favor the Wackenhut Virtual Guard proposal for the Cory Lakes**
6 **CDD as a test site was approved as presented.**
7

8 **b. Exit Gate Closures**

9 Mr. Burman stated we are the only community that keeps our exit gates open all the time.
10 Mr. Levant and a school bus almost had a collision as the bus when through the exit gates. The
11 proposal is the gates are open only during the times most people are exiting the community
12 between 6 a.m. and 8 a.m. and 4 p.m. and 7 p.m.

13 Ms. Ringhof stated changing the traffic patterns could cause more accidents, and the
14 additional wear and tear on the gates being opened and closed at a much slower rate. Also based
15 on the sun, you cannot see the gate and it will be run into.

16 Mr. Shaw suggested the use of speed bumps rather than closing the gates.

17 Item was referred back to the Security Committee to bring back a recommendation at a
18 future meeting.

19 Mr. Levant suggested the newer officers be instructed regarding the procedures for gate
20 mechanical failures, etc.

21 Mr. Burman mentioned that Officer Johnny Jones is leaving our community, and Mr.
22 James Markel is now the Guard Supervisor.

23 Mr. Burman asked has everyone been getting the incident reports?

24 Ms. Ringhof responded no. We requested them and received them once, and not since
25 them. We mainly are looking for the monthly summaries and "Big" incident reports that you feel
26 we should be made aware of.

27 Mr. Fitzgerald asked is the bar codes not keyed up by license plate numbers?

28 Mr. Burman responded yes. It is a searchable field. Right now, it is only handled by
29 Officer James Markel.

1 **SEVENTH ORDER OF BUSINESS** **Financial Matters (Continued)**
2 **FY 2010 Financial Plan**

3 Mr. Daugirda stated Mr. Woodville presented the FY 2010 Financial Plan and keys to
4 understanding the budget. This is the first step to a work in progress with the Financial
5 Committee and Mr. Shaw. This is government fund accounting and there are audit constraints.
6 The core financials are presented how they need to come to you initially, and how the auditors,
7 executive committees, and CDDs analyze the data. Most of the money comes to the District in
8 December/ January. You have fixed expenditures, one-time expenditures, and discretionary
9 funding and special projects. We are designing a spreadsheet for the special projects and the
10 expenditures for those projects for easier tracking of special costs.

11 Ms. Ringhof stated we received a financial package today that looks like what we were
12 always getting that we asked not to receive. I am confused.

13 Mr. Daugirda stated the one received today is the financial statements.

14 Mr. Burman stated it is nice to see the check register, but why do we start back from day
15 one. We just need the current month.

16 Mr. Daugirda stated these are your end of the year statements.

17 Ms. Ringhof asked are we going to continue getting this?

18 Mr. Shaw responded I have had a couple of conversations with Mr. Woodville, which
19 have not been fruitful, but I am hoping to come to some type of consensus. I understand the
20 statutory and audit requirements for the year to date financial statements. Year to date financial
21 statement start October 1 and goes through the end of the month we are looking at. My issue is it
22 is information we need to have, but we lack last month's information. We lack some detail like
23 that which is useful for looking at trends. I sent specific questions to Mr. Woodville regarding
24 additional reporting, and he keeps directing me back to his memorandums, which are helpful in
25 looking at the financial statements, but in my mind is not enough information for us to make
26 prudent financial decisions.

27 I asked for year-to-date financial statements, but also previous month's financial
28 statements. When we meet in November we will be looking at the October 31st financial
29 statements. In December we will be looking at the November statements. The way it stands
30 right now we will be looking at two months in aggregate. We will not be able to see just
31 November's numbers. I want to be able to see that. I have not been told definitely that yes we

1 can do that. I appreciate the effort he put in doing the memorandums, but it not what I am asking
2 for. I know DPFPG uses the MUNIS software which is commonly used for government reporting
3 and fund accounting. It has multiple report options. I have not been able to get Mr. Woodville to
4 say I can send you this information in an Excel spreadsheet. I know it can be done within the
5 MUNIS program, I just have not received an answer from Mr. Woodville that he will do it. I
6 don't believe he is being obstinate or anything. The three of us just need to set down to find out
7 exactly what we can get.

8 What I would like to see in every Board package is a management report that lists our
9 Cash balance as of, the previous months expenditures, the current month's projected
10 expenditures, a general fund balance as of. We can all go to the financial statements and get our
11 calculators out to figure it out. I don't want to do that every month. I would also like to see
12 material budget variances. What was significantly out of budget last month and why it was like
13 that. A bullet point page and it does not have to be in a lot of detail. Any other noteworthy item.
14 I would also like to see a monthly expense run-rate, essentially our monthly fixed and variable
15 rate expenses. What does it cost the District to run if we take away all discretionary expenses?

16 The information is in our financial statements, and if I have it in excel I can figure it out
17 myself. It is very tedious to do with a PDF. It is not helpful to me. I am not asking Mr.
18 Woodville to do the Financial Report. If I get the information, I'll do it. We have people on the
19 Finance Committee that will do this. In my mind this is a minimum of what we should have
20 every meeting, especially the monthly numbers so we can see what is trending up and what is
21 trending down.

22 Mr. Daugirda stated Mr. Shaw, Mr. Woodville and I can sit down to figure out exactly
23 what each of us can and can't do with the systems.

24 Mr. Shaw stated I don't want to load Mr. Woodville up with additional work. He has a
25 lot to do, but between us we should be able to figure out how to get the information I am looking
26 for in a timely manner. Dropping financials on me the day of the Board meeting is not helpful.

27 Mr. Daugirda stated this month we had a large IT problem which shut us down for close
28 to a week, also we are in year end.

29 Mr. Shaw stated I understand that.

30 Ms. Ringhof stated I believe what Mr. Shaw outlines covers everything except for
31 expected income.

1 Mr. Shaw stated the reason it is not on there is because the bulk of our income is from the
2 assessments. Mr. Woodville did a very good job in laying out the budget and having that number
3 budgeted at 100% by April 1. If it not 100%, and it won't be because of the tax certificate sales,
4 he forecast of 80% in January, 90% in March and 100% in April is conservative.

5 Ms. Ringhof stated that is probably all we need.

6 Mr. Shaw stated fund accounting is unique in that everything the District pays for is run
7 through that statement of revenues and expenditures. It is a little different than financial
8 accounting where you have income statements, and statements of cash flows etc. By in large the
9 statement of revenues and expenditures will give us a real good idea of cash flow.

10 These reports can be evolving as we move along. My idea is a one-page report. We will
11 work with Mr. Woodville and hopefully by next months meeting make a little further progress.

12 Mr. Fitzgerald asked if the Avatar unit count for the assessment changes, is there a cut of?

13 Mr. Daugirda responded in May we like to have a good working draft budget and work on
14 it during the summer and adopt it in June/July, as it needs to be filed for tax collection purposes
15 in August.

16 Mr. Fitzgerald asked for Fiscal Year 2011, if the count changes and they go on the roll, is
17 that generated by the county, DPF? Who determines if that number is changes and when does
18 it need to be done?

19 Mr. Daugirda responded the final determination of the number given to DPF by the
20 Board is complied by DPF and provided to the County for the tax collections. Right now there
21 is only one tax bill for the entire amount. As they plat and divide into individual lots those are
22 assigned folio numbers and we construct the assessment roll by each tax number.

23
24 **B. Committee Driven Approach to Budget Shortfall**

25 Mr. Shaw stated the Finance Committee has decided to give each committee their portion
26 of the budget to assess for their line items. Each committee is going to classify their budget line
27 items as required, recommended or hopeful. Each committee needs to have their budget to the
28 Finance Committee by November 5. The Finance Committee with take their recommendations
29 and come up with overall recommendation for the Board meeting on November 18th.

30 Ms. Ringhof asked has that been sent out to the committees?

31 Mr. Shaw responded I believe so.

1 Mr. Fitzgerald stated the Landscape-Facilities Committee continued their meeting
2 specifically for this purpose.

3 Mr. Daugirda stated you need to make sure the meetings are continued to a date, time and
4 place specified on the record. You can contact Ms. Rugg if you have any questions on this.

5 Ms. Ringhof stated normally we put a short note on the website, guard boards, and here at
6 the Beach Club of all meetings and continued meetings.

7
8 **C. DPFPG Financial Reporting**

- 9 • **Reports available in addition to financial statements**
- 10 • **Reports available in Excel**
- 11 • **Cash Flow Reports**
- 12 • **Management Report available from MUNIS Software**

13 This item was discussed above.

14
15 **Preliminary September 30, 2009 Financial Statements**

16 Mr. Daugirda stated the preliminary year end September 30, 2009 financial statements
17 were provided separately. As the final expenses are received of the next month, these will be
18 updates and you will see Final versions in November.

19
20 **EIGHTH ORDER OF BUSINESS** **Minutes of Meetings**

21 Ms. Ringhof stated each Board member received a copy of the minutes of the meetings
22 outlined below, and requested any additions, corrections or deletions.

23
24 **A. Approval of 9-16-09 Board Meeting**

25 Ms. Ringhof stated I have a change on Page 7 line 19 to either semi-monthly or by-
26 weekly for the financial statements.

27
28

On MOTION by Mr. Burman seconded by Ms. Ringhof with all in 29 favor the Minutes of the September 16, 2009 Board Meeting were 30 approved, as amended.
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31
32 **B. Acceptance of 10-1-09 Finance Committee Meeting**

33 Mr. Shaw stated on the last page of the minutes, please add it was continued to October
34 15, 2009 at 11:00 a.m.

1 On MOTION by Mr. Burman seconded by Ms. Ringhof with all in
2 favor the Minutes of the October 1, 2009 Finance Committee
3 Meeting was accepted, as amended.
4

5 Ms. Ringhof stated there were supplemental meeting minute materials provided, I request
6 we place them on the next agenda for approval.

7
8 **NINTH ORDER OF BUSINESS** **Supervisor's Requests**

9 There not being any, the next item followed.

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

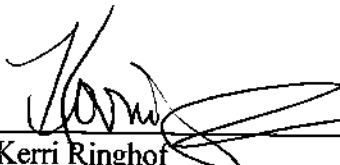
12 There not being any, the next item followed.

13
14 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

15 Ms. Ringhof stated we will continue this meeting to hold a joint meeting with the
16 Landscape-Facilities Committee to discuss the street tree maintenance program exit strategy.

17
18 On MOTION by Ms. Ringhof seconded by Mr. Burman with all in
19 favor the meeting was Continued to November 4, 2009 at 10:00
20 a.m. at the Beach Club.
21

22
23
24 
25 John Daugirda
26 Secretary
27

28

Kerri Ringhof
Chairperson