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

5 The Regular meeting of the Board of Supervisors of the Cory Lakes Community
6 Development District was held on Wednesday, May 19, 2010 at 6:00 p.m. at the Cory Lake
7 Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

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9 Present and constituting a quorum were:

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11 Kerri Ringhof Chairperson
12 David Burman Vice Chairperson
13 Jane Taggart Supervisor
14 Ron Fitzgerald Supervisor
15 Scott Shaw Supervisor
16

17 Also present were:

18
19 John Daugirda Manager
20 Mark Straley Attorney
21 Michael Cachon Field Manager
22 Numerous Residents
23

24 [Note: the minutes of the meeting are a summary of the discussion and actions taken at the May
25 19, 2010 meeting; and upon the Board of Supervisors' approval are the permanent "Record of
26 Proceedings" of such meeting.]
27

28 **FIRST ORDER OF BUSINESS** **Roll Call**

29 Ms. Ringhof called the meeting to order.

30 Supervisors introduced themselves.

31 Mr. Daugirda established a quorum of the Board was present.
32

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

35 Ms. Ringhof welcomed everyone to the meeting.

36 Mr. Daugirda stated my main objective is the launching the budget, and updates on the
37 Soave and Avatar properties.

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2 **THIRD ORDER OF BUSINESS**

**Board Discussion on Agenda and Meeting
Protocols**

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4 Ms. Ringhof stated I would like to add item regarding the Lake in association with the
5 POA.

6 Mr. Burman stated I have a security issue we may need an opinion from Mr. Straley.
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8 **FOURTH ORDER OF BUSINESS**

Consent Agenda Items:

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- Approval of April 21, 2010 Board Meeting
 - Acceptance of April 1, and April 8, 2010 Finance Committee Meetings
 - Acceptance of April 27 and May 11, 2010 Landscape-Aquascape-Facilities Committee Meetings
 - Acceptance of April 14, 2010 Quality of Life Committee Meeting
 - Acceptance of May 3, 2010 Security Committee Meeting
 - Acceptance of April 23, 2010 Strategic Planning Committee Meeting

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On MOTION by Mr. Burman seconded by Mr. Shaw with all in favor the Consent Agenda items as listed above were approved.

20 **FIFTH ORDER OF BUSINESS**

Financial Matters

21 **A. State of District Finances**

22 Mr. Shaw stated we are under budget up through April for the first seven months of this
23 fiscal year. We are \$379,000 under budget for the year. Special litigation we are not incurring
24 much in the way of costs, however, there is a case going into mediation so that may increase
25 expenditures.

26 Mr. Straley stated it may slow things down more so you may want to shelf those funds.

27 Mr. Shaw stated it looks like we are under budget for utilities; however, there is \$50,000
28 in the budget for the water tapping. For landscaping, we are \$110,000 under budget, and capital
29 improvements are deferred items. We continue to come in higher for miscellaneous revenue so
30 we increased that in the budget for next year.

31 Ms. Ringhof stated it looks like we have money we can spent this month.

32 Mr. Shaw stated after pulling out the \$250,000 for the Soave acquisition, it will leave
33 roughly \$100,000 for sod, replacement, whatever we want to spend it on.

34 Ms. Ringhof asked does your report mesh with the Financial Statements?

35 Mr. Shaw responded I prepare my report from these Financial Statements and it is a
36 condensed version.

1 Ms. Ringhof stated it is beneficial for us to see Mr. Shaw's Report so we are all on the
2 same page, and to have the Financial Statements for the detail; but, if I am comfortable with
3 getting a soft copy of the financials and forgo the printed copy.

4 Mr. Daugirda stated a hard copy will be printed for the official record and one for the
5 local record office.

6 Board consensus was to provide a soft copy of the financial statements.

7
8 **B. Approval of Financial Statements – April 2010**

9 There being no further discussion,

10
11

On MOTION by Mr. Shaw seconded by Mr. Burman with all in 12 favor the April 2010 Financial Statements were approved.

13
14 **C. Avatar Update**

15 Mr. Shaw stated we are trying to schedule a conference call with Mr. Eckert to discuss
16 their proposal letter.

17 Mr. Straley stated Mr. Eckert is not available on Friday, but is on Monday.

18 Mr. Shaw stated perfect I am available on Monday.

19
20 **SIXTH ORDER OF BUSINESS**

**Distribution of Proposed Budget for FY 2011
and Consideration of Resolution 2010-9,
Setting the Public Hearing on July 21, 2010**

21
22
23 Mr. Shaw stated this is the initial presentation of the Fiscal Year 2011 budget. We can
24 make changes to this, as long as we do not exceed it until we hold the public hearing in July. The
25 Finance Committee has done a lot of work on this. The assessment revenue has decreased and
26 that is a result of the anticipate of the Soave Acquisition. We have kept the per unit O&M
27 assessment the same. We bumped up miscellaneous revenues and interest revenue is they are
28 trending higher. We have also put in an allowance for unpaid assessments, as Avatar said they
29 are not going to pay again. We left the special litigation at \$75,000.

30 On page three, we removed the \$50,000 for the City of Tampa water issue. Security has
31 come in at \$350,000 for next year.

32 Mr. Burman stated the only thing not in is whether we are going to want to work with the
33 service deputies next year.

1 Mr. Shaw stated we talked about that and initially in the Finance Committee everyone
2 brought in their wish list and we were considerable over budget. That was one of the things that
3 was removed to balance the budget. We did add a few line items such as tree removal for
4 \$15,000, and we no longer have handyman as it was changed to outside facilities maintenance.
5 There is also a paver repairs line item added with \$10,000.

6 Capital Improvement has a lot of changes. The larger ones are streets, draining, pavers,
7 sidewalks, etc was increased to \$70,000; tree replacement was increased to \$50,000; Beach Club
8 improvements was increased to \$60,000 which will cover a new HVAC and flooring.

9 Ms. Ringhof stated the amount remains the same, but we can move money around.

10 Mr. Shaw stated everyone one needs time to digest this, and we have a Finance
11 Committee meeting the first Thursday in June and this will be pretty much the sole item.

12 Ms. Ringhof asked how should we go about suggesting revisions—at the committee
13 meeting or at the public hearing? I need to know when to bring it up.

14 Mr. Shaw responded we have both the committee meeting and the June Board meeting.

15 Ms. Taggart stated the revisions will need to be communicated in the public forum at a
16 Board meeting.

17 Mr. Shaw stated we have \$34,000 put in for the Beach Club dock; and finally the Soave
18 Note Payable Debt Service. The number units this year is 1,072 including Avatar and dropping
19 to 1,015 units next year assuming we complete the Soave purchase. We kept the assessment
20 amount the same at \$2,162. We can decrease from there, but cannot go up. I anticipate changes
21 in the allocation of funds.

22 Mr. Burman asked is the additional \$30 for purchase included in the \$2,162?

23 Mr. Shaw responded yes, it is part of it.

24 Mr. Daugirda stated for Cachet Isle, they have more than enough in reserve to cover their
25 gate maintenance for this year. Additionally, the debt service is controlled by the amortization
26 schedules for payment which is an additional amount of assessments.

27 Ms. Taggart asked how are the assessments coming in?

28 Mr. Shaw responded we were a little under budget for collections in April. The tax
29 certificates have sold, except for Avatar, and that money will be coming in June.

30 Mr. Daugirda stated we have collected roughly 75%; the Avatar payment is
31 approximately 16%; and the Soave payment. The folks that live here are paying their tax bills.

1 Mr. Shaw stated some of the things we are still reviewing at the committee level
2 regarding arbitrage calculations and a few others with Mr. Woodville.

3 Ms. Ringhof stated I don't want to increase assessments, but my feeling is how are the
4 residents going to take purchasing the property without making any improvements for use of the
5 lands for at least another year.

6 Mr. Shaw stated there may be criticism that we purchased the property without the
7 additional funds for improvement, but that is more a matter of timing. It is not going to be
8 available at \$150,000 forever.

9 Ms. Ringhof stated we just need to consider how to respond to these types of questions.

10 Mr. Shaw stated we have no concrete plans at this point in time, and once these are cost
11 estimated out and then we can also go the special assessment route.

12 Ms. Wolf stated also people will be grateful townhomes are not going to be built across
13 the street.

14 Mr. Daugirda stated if you did want to increase it, we need to provide additional mailed
15 notices and advertisements to all property owners. We have thirty days to notice it before the
16 public hearing.

17
18 **On MOTION by Ms. Taggart seconded by Mr. Burman with all in**
19 **favor the Proposed Budget for Fiscal Year 2011 was approved;**
20 **and Resolution 2010-9, Approving the Budget and Setting the**
21 **Public Hearing on July 21, 2010 at 6:00 p.m. at the Beach Club**
22 **was adopted.**
23

24 **SEVENTH ORDER OF BUSINESS**

Staff Reports

25 **A. Attorney**

26 **Soave Acquisition**

27 Mr. Straley stated for the Soave Acquisition we are in a due diligence period and we have
28 not encountered any surprises thus far. We are going to have a conference call on zoning related
29 issues as we will be sitting down with the city about possible plans for the property. It would be
30 prudent to go in with the most intensive possible uses to see what reactions we get by the staff.
31 Those plans that include active recreation and vehicle traffic, as a worse case scenario.

32 Mr. Shaw stated the Phase I and II Environmental Audit came back with flying colors.
33 They had aerial photographs back to 1938. It was a very inclusive report.

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Lake Regulations

Mr. Straley stated in regards to the question Ms. Ringhof posed regarding the Lake. There was an accident several years ago. The District was not named as a defendant.

Ms. Taggart stated we had two. One where a jet ski came out of the lake and took a tree out, and the POA took punitive actions against that individual. One was when two jet skis collided and one boy was injured, and there was a lawsuit. The POA was sued along with the developer.

Mr. Straley stated the reason why the POA regulates and promulgates rules in regards to the usage is because that is set forth in the covenants, and when the District acquired the lake it did so with the covenants and regulations. Our title is subject to the rights of the POA to regulate the use of the lake. There is nothing to preclude this Board from adopting more stringent regulations than the POA.

Ms. Ringhof stated in other areas the POA cannot enforce deed restrictions on CDD property. I would have thought the lake came under this as well.

Mr. Straley stated the lake is specifically addressed and had detailed regulations as the size of boats, speed limits, wakes, etc. The District acquired the lake after the rules were in place and power of regulation was given to the POA. We own the lake, but the POA is charged with the regulation.

Ms. Ringhof stated the POA already has the capability to enforce the restrictions on the lake. My second question is what kind of exposure does the CDD have.

Mr. Straley stated if the District is named as a defendant, we have sovereign immunity that limits the District's exposure and we have insurance.

City of Tampa Water

Mr. Cachon stated there was a request from Cory Lakes Ltd. (CLL) to turn over some irrigation water meters to the CDD they no longer wanted. I went to the city and met with some of the officials. They gave me a map and a copy of the email. I send out a copy of the correspondence. There are 8 meters on the list of 9 that CLL no longer need. These are metered irrigations points that the District needs.

Mr. Straley stated we need to ask the city to transfer them into the District's name.

1 Mr. Cachon stated they want to back charge from the time of the letter which is April 5,
2 2010 for \$51 and a \$75 per meter fee deposit plus a connection charge. There is one meter that
3 serves the Cross Creek Guard House and it was not included in the CLL email.

4 Mr. Daugirda stated we can clean that up with a request to have it transferred.

5 Mr. Cachon stated it was included in the email we sent, but being we are not the named
6 customer they have to consent to the transfer.

7 Mr. Straley stated I can't see why they would want this one, when they want to transfer
8 the rest.

9 Ms. Ringhof asked are we exposing ourselves to a potential situation with all that has
10 been going on with the city and the illegal water taps?

11 Mr. Daugirda responded we can put in a disclaimer that they cannot rely on this relating
12 to the illegal water taps.

13 Ms. Ringhof stated when we ask for the transfer as of a specific date forward, and we are
14 not responsible for the past, and caveats to make sure we are not exposing ourselves.

15 Mr. Cachon stated they are looking for a response by the close of business Friday.
16

17 **On MOTION by Ms. Taggart seconded by Mr. Burman with all in**
18 **favor staff was authorized to proceed with the transfer for the**
19 **metered irrigation project with no prejudice on transfer by the city.**
20

21 **Security - IDs for Children**

22 Mr. Burman stated there was an article in the newspaper on Heritage Isle CDD regarding
23 children IDs.

24 Ms. Ringhof stated if I read this correctly, they have access cards to get into the various
25 amenities, and they are allowing 14 to 18 year olds to possess access cards if the parents sign off
26 for responsibility.

27 Mr. Burman asked if Heritage Isles can do this, why can't we?

28 Mr. Straley responded the roads in Heritage Isles are owned by the City of Tampa, so the
29 access cards are not for use of the roads. I am thinking it is for regulation of the use of the
30 recreation facilities, especially for pools.

31 Mr. Daugirda stated Heritage Isles has both a pool and activity center.

1 Ms. Ringhof stated security has discussed several times putting an access card gate
2 heading into the tennis, basketball, and skate rink areas to make sure residents are the ones using
3 the facilities.

4 Mr. Straley stated that is permitted. I hope I didn't give you the impression you could
5 not. You cannot exclude totally non-residents. If a non-resident pays a daily user fee, they are
6 allowed to access the facilities.

7 Mr. Burman stated if we can ID all the children in the community and have the parents
8 sign a responsibility waiver, it may solve a lot of the problems we have. If you can look into this,
9 and provide us some guidance and input.

10 Mr. Straley stated I will get into the specifics and send you an email, if you want to get
11 into the logistics of the swipe system we can get into that.

12
13 **Security RFP**

14 Ms. Taggart asked are we still under the obligation if we send out an RFP to take to
15 lowest bid?

16 Mr. Straley responded the lowest and most responsive bid. You are not bound to take the
17 lowest bid. If I recall the last time we tried this, there were a lot of apples and oranges. The most
18 efficient way is to come up with specification in the RFP of what you are looking for so they are
19 bidding on the same level of service.

20 Ms. Ringhof stated I asked about the RFP, and Mr. Ringhof thought that the RFP Statute
21 talked about landscaping and those kinds of things, and security was outside of that Statute and
22 he didn't think we had to take the lowest bidder. I would like clarification.

23 Mr. Straley stated the Consultants Competitive Negotiations Act specifically references
24 RFPs for certain identified service providers, Accountants, Engineers, Surveyors, and a couple of
25 others. With those folks you have to do an RFP and governed by that statute. There are other
26 service providers where you are not governed by any Statute such as Attorneys and Managers.
27 For Security, there is a general requirement for competitive bidding based on the contract price
28 that makes sense to follow. You are looking for the lowest and most qualified bidder, and there
29 is some wiggle room to consider non-economic factors. If the low bidder has terrible references,
30 that is a reasonable explanation as to why you don't go with them. You need to start with the
31 low bidder, and if you don't have a basis for turning the low bidder down, then you go with them.

1 Mr. Shaw stated that sound like the main reason to do an RFP to go with the bidder who
2 has the qualifications to do the job for the lowest reasonable price.

3 Mr. Daugirda stated the reason to go through a more formal process is the amount of
4 money of the contract. Is it preferable or mandatory?

5 Mr. Straley responded because of the amount, I think it is mandatory, especially
6 prequalification.

7 Ms. Taggart stated the biggest concern with security companies is the training, and it is
8 not as concrete as going to office type companies. They can pay them \$8 an hour and low ball
9 the bids to not get the quality of workers you get out of other firms. I think the RFP in our
10 package is a very good one.

11 Mr. Burman stated we changed the evaluation criteria and down played price and up
12 played experience and references. If we do that, then do we take the pressure off taking the
13 lowest bidder?

14 Mr. Straley responded it is very helpful and this type of criteria is defensible.

15 Mr. Fitzgerald asked is it possible to have two rounds, one prequalifies the vendors, and
16 then go through a second round?

17 Mr. Straley stated in larger governments that have tons of vendors, yes, they go through
18 the prequalification, then the bids; and yes, we can do that avenue if you wish.

19 Mr. Fitzgerald stated I understand price is an issue. We are looking for traffic control and
20 people who answer phones.

21 Ms. Taggart stated we have had some issues, and needed people who had some
22 intelligence and finesse to handle situations.

23 Mr. Fitzgerald stated all they need to do is answer the phone.

24 Ms. Taggart stated they have solved situations a number of different times.

25 Mr. Burman stated we do more than traffic control and now with the Virtual Guard that
26 goes into effect next week, we need people who are diversified.

27 Mr. Straley stated I am fine with the RFP and the general tweaking you are
28 contemplating.

29
30 **B. Engineer**

31 There being no report, the next item followed.

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

3 **A. City of Tampa Water Issue**

4 This item was previously discussed under the Attorney Report.

5
6 **B. Pierce Matter Update**

7 Mr. Daugirda stated I spoke with the agent, and it is under review from the claims
8 department.

9 Mr. Cachon stated I spoke with the claims agent, and apparently they have offered a
10 \$2,500 medical claim payment to the resident and they are waiting to hear back. I have asked for
11 an email to this affect.

12
13 **C. Voip Discussion**

14 Ms. Ringhof stated I believe Ryan has been speaking with Verizon and the bottom line
15 was they could knock off \$250 a month off the bill. Brighthouse is significantly cheaper, but
16 they wanted a three-year contract.

17
18

On MOTION by Mr. Shaw seconded by Mr. Burman with all in 19 favor Ms. Ringhof was authorized to negotiate a three-year 20 contract with Brighthouse; and execute the contract.
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21
22 **NINTH ORDER OF BUSINESS** **Field Manager Report and District Projects**

23 **A. Field Manager Report**

24 A copy of Mr. Cachon's report is attached hereto and made a part of the record.

25
26 **B. Approval of:**

- 27 **1 Beach Club Landscaping Project - Deferred**
28 **2 Community Sod Installation - Deferred**
29 **3 Cross Creek Planter Design**
30 **4 Street Crack Weed Treatment - Deferred**
31 **5 Street Paver Repairs**

32 Mr. Cachon stated this for the Beach Club upgrade. Mr. Woods talked about putting in
33 new landscaping that we had lost, and is a re-landscape. All plants are Florida friendly. This is
34 Project #0034. There are three proposals for a total amount of \$3,146.

35 Ms. Ringhof stated in theory I know a lot of these things need to be done, but I said this
36 last year and want to reiterate it this year. We need a sail shade over the playground area. The

1 additional plantings and sod are great, but a new amenity so we can use our \$65,000 playground
2 in the summer is a more WOW factor. That is my personal opinion.

3 Mr. Fitzgerald stated Tampa Palms has a shade structure and we need to find out if it is a
4 benefit because it is hot. They also have rubber flooring. It is Hampton Park.

5 Mr. Shaw stated give or take we have close to \$100,000 left in this budget depending on
6 the Soave Acquisition as discretionary funds.

7 Mr. Daugirda stated it is finding the right balance.

8 Mr. Burman asked of all the funds you have for discretionary spending, how much is the
9 total?

10 Mr. Cachon discussed the sod installation and the maintenance of the drainage irrigation.

11 Ms. Ringhof responded I come up with \$27,198 for the sod and Beach Club plants.

12 Mr. Cachon stated also an additional \$1,057 for the guard gate landscape improvement,
13 other \$785 for the crack weed treatment; \$4,752 for paver repairs; price to removed the diseased
14 trees is \$1,725; and \$3,150 to security the drainage structure on 10866 Barbados.

15 Mr. Shaw stated the total is \$38,819.

16 Mr. Fitzgerald asked what trees are we removing?

17 Mr. Cachon responded 5-Canary Palms, 1-Queen Palm and 2-Hardwoods. One is on
18 Canary Isle.

19 Mr. Fitzgerald stated I don't think there is a landscape easement on that property, and
20 when we removed trees originally we did so improperly.

21 Ms. Wolf stated they are not subject to buying a Canary Palm for their street tree, and if
22 there is one there they did it on their own.

23 Ms. Taggart stated if we own the right-of-way and the tree is planted in our right-of-way,
24 then we own the tree. The way the law works is once you plant the tree it becomes part of the
25 property. It is not a personal item anymore.

26 Mr. Cachon stated we will talk to the property owner. It is totally dead.

27 Mr. Burman asked can we afford to do both?

28 Mr. Shaw responded we can do all this and it still leaves us with \$62,000 of discretionary
29 funds.

30 Ms. Ringhof asked do you know what we have approved but have not spend yet—like the
31 sidewalks and repairs?

1 Mr. Cachon responded we put the money in for the turnaround and sidewalks. They are
2 not showing in the April finalize. Those two things were \$30,000 and we have \$17,400 coming
3 out for the paint work.

4 Mr. Burman asked then what is necessary?

5 Mr. Cachon stated fixing the drains, removing the trees, and street pavers. I heard you
6 mentioned \$10,000 for paver repairs for next year. That is very low. We are just getting close to
7 finishing the Cory Lake loop. We still have Barbados and the worse ones are Bermuda and
8 Martinique where we have the manhole issues. Leaving these areas, make it worse. We can do
9 more paver damage by putting it off.

10 Ms. Taggart stated if we are looking for places to cut, the pavers need to be done than the
11 sod.

12 Ms. Ringhof asked what is the biggest impact to the residents--seeing green grass instead
13 of green weeds, or a sail shade and grills?

14 Ms. Wolf responded our entrances are our worse impression.

15 Ms. Taggart stated I am not comfortable with our financial situation. We have stuff that
16 has been approved and we don't have anywhere near the \$100,000.

17 Mr. Shaw stated I will update what discretionary funds we have based on the April
18 financials, and if you can tell me what we don't have included.

19 Ms. Ringhof asked is there a way for Mr. Cachon to provide you the funds that are
20 earmarked, much like he keeps track of the not to exceed approvals?

21 Mr. Shaw stated I don't want to start inserting stuff that is not in the financial statements
22 in that report. I would rather just update the discretionary expense table.

23 Mr. Cachon stated I will provide you the information.

24 Mr. Burman asked based on this discussion, what must be done?

25 Mr. Cachon responded the drainage repairs at \$3,150, pavers at \$4,752, and trees at
26 \$1,725; Cross Creek Fountain landscaping at \$1,057.50.

27
28 **On MOTION by Ms. Ringhof seconded by Mr. Burman with all in**
29 **favor the Drainage Repairs on Barbados in the amount not to**
30 **exceed \$3,150; Pavers in the amount of \$4,752; Tree Removal in**
31 **the amount of \$1,725; and the Cross Creek Fountain Landscaping**
32 **in the amount of \$1,057.50 were approved.**

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2 Mr. Cachon stated 18002 Java there is a power hub that needs to be screened from street
3 few. The homeowner agreed for us to install the plantings for \$162.
4

5 On MOTION by Ms. Taggart seconded by Mr. Shaw with all in
6 favor Nanak's proposal to install planting in front of the utility
7 hub at 18002 Java in the amount of \$162 was approved.
8

9 Mr. Cachon requested a bonus for Ryan for the Memorial Day Holiday in the amount of
10 \$144.
11

12 On MOTION by Ms. Taggart seconded by Mr. Burman with all in
13 favor a bonus in the amount of \$144 for Ryan was approved.
14

15 Ms. Ringhof stated I believe Ms. Wolf put something in the newsletter regarding the
16 Street Crack Weeds and asked residents to take care of the front of their homes. We can see how
17 this plays out.

18 Mr. Burman stated I am sure Nanak's will hold their pricing for 30 days and we can
19 reconsider it at the next meeting.
20

21 **TENTH ORDER OF BUSINESS** **Community Requests/Recommendations**

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

23 **1. Project Work Flow Written Process**

24 Mr. Fitzgerald stated my wife and I re-read the minutes and she said to me, "They don't
25 want you to do this. They want professionals to do this." What I need to do is step away from
26 the LAF Committee. Someone else needs to take over LAF and go forward with it. It is not
27 working the way I asked it to work when I started. After watching the circus here, I am saying to
28 myself was she ever right on. She is so right this time, it is not even funny. We are worrying
29 about what we are spending, when the directive a couple of meetings ago was we need to spend
30 this money. Mr. Levant and I both said, we don't have that much money. The best thing is you
31 want the professionals to do this, and it would be easier to do that.

32 Ms. Ringhof asked are you talking about the project workflow? I am confused.

1 Mr. Fitzgerald stated I was asked to come back with a process. It concerned LAF, and I
2 cannot make it work the way I think you want it to work. I am going to step down from LAF. I
3 did some work on it and I have some ideas and will be happy to forward to the Board, but since I
4 am not responsible for LAF, someone else will have to take it and they should be the person to
5 drive it. This is not making any sense to me. It made great sense to my wife. I can't believe she
6 came up with this.

7 Mr. Shaw stated I am sure your wife is a brilliant person, but that is not the take I would
8 have on those minutes.

9 Mr. Fitzgerald stated I can show it to you in the minutes. We want the professionals to do
10 it. You have the professionals.

11 Ms. Ringhof stated we are talking about the process flow. I don't remember saying we
12 wanted professional to do the process flow.

13 Mr. Fitzgerald stated you wanted how LAF is going to work with the Property Manager.

14 Ms. Ringhof stated we said for all committees.

15 Mr. Shaw stated I wanted LAF to make those processes.

16 Mr. Fitzgerald stated LAF will make those processes, but I don't know who that person
17 will be.

18 Mr. Shaw asked is there not a volunteer in LAF who wants to do the process?

19 Mr. Fitzgerald responded I don't know. You will have to ask them since I am stepping
20 down from LAF.

21 Ms. Ringhof stated I just want to be clear—

22 Mr. Fitzgerald stated you can be clear on anything you want Kerri because I am sure you
23 want to get it on the record and all that stuff. I am stepping down from LAF because it no longer
24 functions they way I set it up to function. We went around and around the last meeting. I am
25 sure everyone remembers those conversations. I talked about the Pierce matter and you wanted
26 the contractor out front. I get it now. You want to pay the professionals.

27 Ms. Ringhof stated you have switched tracks. We are no longer talking about process. I
28 am trying to follow your line of thinking. You said I want to get it on the record. I just want to
29 understand what you are talking about.

30 Mr. Fitzgerald stated you don't understand that I have stepped down from LAF.

1 Ms. Ringhof stated we asked you for process flow. I am trying to make sure I am
2 following you.

3 Mr. Fitzgerald stated as the process flow is to come from the LAF person and I have
4 stepped down, I am not longer the LAF person. I will provide the input to whomever is
5 responsible for it. No problem.

6 Ms. Ringhof stated we have two issues in front of us. With Mr. Fitzgerald stepping down
7 from the LAF Committee, a new liaison and the process flow. We still need a process flow. We
8 said that LAF had the biggest issue with the process flow, they would be the one.

9 Mr. Fitzgerald stated you could change who does the process flow.

10 Ms. Ringhof asked does anyone want to take on LAF? We merged two committees
11 together because Mr. Fitzgerald was willing to take on all of it. Is that still appropriate? Should
12 we keep the committees together or try to separate them again? What would be easier for
13 someone to take it on.

14 Mr. Shaw stated it made sense to me from what I knew about it for it to be consolidated.

15 Mr. Fitzgerald stated it made sense to me too. It still makes a lot of sense to me.

16 Ms. Ringhof asked does anyone have the interest in LAF? Mr. Burman?

17 Mr. Burman responded no.

18 Ms. Ringhof asked Ms. Taggart?

19 Ms. Taggart responded I certainly have the interest, I am not sure if I have the ability.

20 Ms. Ringhof stated it makes sense to leave the two together. I can take Facilities under
21 the Quality of Life as there are a lot of blending of the two anyway. If I can get some Quality of
22 Life members to step up, we could take over Facilities, but someone else would have to take over
23 Landscape-Aquascape.

24 Mr. Burman stated we are not disbanding the Landscape Committee. We no longer have
25 a Board liaison to the committee. The committee still exists.

26 Ms. Ringhof stated when we established these committees, we said there would always be
27 a Board liaison to make sure they were published, minutes were taken, etc.

28 Mr. Fitzgerald asked was that written down somewhere?

29 Ms. Ringhof responded when we created the committee structure.

30 Mr. Daugirda stated in the interim you can have staff, and a member assist the committee.

31 Mr. Shaw stated it makes sense to mull this over for a while, as this is a bomb shell.

1 Mr. Fitzgerald stated this is a bombshell. You are surprised!

2 Ms. Ringhof stated that you are stepping down from LAF, yes.

3 Mr. Fitzgerald stated my wife was not surprised at all. She said, "Ron, they don't want
4 you to do it. Here it is in black and white."

5 Mr. Shaw stated don't include me in that.

6 Mr. Fitzgerald stated actually you are in it, but I do know you supported me.

7 Mr. Shaw stated I do.

8 Mr. Fitzgerald stated when my wife read the minutes, she said she was going to look at it
9 from a broad brush and forget about what I know, and read the minutes. She said they don't
10 want you to do it. They want to pay the professionals to do it. So there you go, that is what you
11 get.

12 Ms. Ringhof asked when is the next scheduled LAF meeting?

13 Mr. Cachon responded Tuesday.

14 Ms. Ringhof stated they meet during the day. Mr. Cachon, do you attend?

15 Mr. Cachon responded yes.

16 Ms. Taggart asked what day is it again?

17 Mr. Cachon responded Tuesday, at 10:00 a.m.

18 Ms. Taggart stated I will assist Mr. Cachon.

19 Mr. Cachon stated thank you. It is also the meeting Nanak will be in attendance.

20 Mr. Fitzgerald stated they will be thrilled that I am not there.

21 Ms. Ringhof stated the committee will be left in Ms. Taggart's and Mr. Cachon's hands
22 until the next month. We have two meetings in June. June 8th is the Public Hearing for the
23 Soave Acquisition and the 16th.

24 Mr. Fitzgerald asked before we move on, do you want me to forward the process flow
25 information?

26 Ms. Ringhof responded it would be beneficial for the Board to see it.

27 Mr. Fitzgerald stated I was asked to do that, so I did. Roles and responsibilities are
28 mentioned, and that sort of stuff. Some of that detail needs to be done by the people who will be
29 doing the job. Roles and responsibilities are things I dealt with all my life and it is not easy.

30 Ms. Taggart asked can we consider other things at the Soave Meeting? Some of this we
31 may want to discuss on June 8th.

1 Ms. Ringhof responded after the public hearing.

2 Mr. Burman stated I will be at the June 8 meeting, but may be a little late depending on
3 traffic.

4 Based on the above discussion, Board consensus was Ms. Taggart and Mr. Cachon will
5 handle the LAF Committee for the next month or until the next Board meeting, where a final
6 determination will be made.

7

8 **2. Continuation of Discussion of Street Tree Replacement Process**

9 Ms. Ringhof asked is there anything on the street tree replacements?

10 Mr. Fitzgerald responded we have no money.

11 Mr. Shaw stated it depends on what type of tree is chosen.

12 Mr. Fitzgerald stated I am starting to hear some rumblings about how the community
13 looks.

14

15 **B. Quality of Life**

16 There being no report, the next item followed.

17

18 **C. Security**

19 **1. Security RFP**

20 Mr. Burman stated the RFP was reviewed by staff with favorable comments. Mr. Straley
21 had no problem with the change in the evaluation criteria.

22 Ms. Ringhof stated I have a few minor non-substantive changes.

23 Mr. Burman stated just give them to Mr. Daugirda.

24 Ms. Ringhof stated my comments related to email rather than text messaging, and under
25 training requirements the individual be honorably discharged, remove ink and paper. I'll provide
26 my revisions to Mr. Daugirda.

27

28 **On MOTION by Mr. Burman seconded by Mr. Shaw with all in**
29 **favor the Security RFP was approved, in substantial form as**
30 **amended, and authorize staff to proceed with publication.**

31

1 Mr. Burman asked since the Board makes the final decision, do you want the committee
2 to go through the bids and give you their recommendation, or is that duplicating the work the
3 Board will be doing?

4 Mr. Shaw responded I would like the committee to make the recommendation and present
5 a matrix with a one-page summary of your top three; and the Board can also get a copy of all the
6 bids.

7 Ms. Ringhof stated if the Board has a couple to consider that is not in the committees top
8 three, we should be able to request they be considered and our reasons why.

9 Mr. Shaw stated that breaks down the process.

10 Ms. Ringhof asked what happens if we feel strongly that one should be considered?

11 Mr. Shaw responded then I should go to a Security Committee Meeting to voice my
12 concerns.

13 Mr. Fitzgerald stated absolutely. Why have committees if you want all the information?
14 The same with the trees. If you want to have the information you should go to a committee
15 meeting. There is nothing to stop a supervisor from going to a meeting.

16 Ms. Ringhof stated if the Supervisor wants to make a case for anything, they would have
17 to go to every single committee meeting.

18 Mr. Shaw stated for a security bid, that makes sense.

19 Ms. Ringhof stated if we are setting a process, then we are setting it for any decision.

20 Mr. Shaw stated I am saying this on the Security Bid.

21 Mr. Daugirda stated you give respect and creditability to the recommendations the
22 committee presents, but the Board members retain the powers to present another one for
23 consideration.

24 Mr. Spiro stated you can also kick it back to the committee to reconsider someone.

25 Ms. Ringhof stated that extends the process.

26 Mr. Williams stated if you want a committee and people be involved you have to give
27 them the authority to do something, or they won't do anything. You mind as well do it yourself.

28 Mr. Shaw stated if you don't agree with the recommendation, you vote no.

29 Mr. Burman stated the committee would like to do the initial screening for the Board with
30 our recommendations.

1 Discussions relating to Board members weighing into the processes, committee providing
2 the recommendations based on Board criteria, the Supervisor's rights to include their
3 recommendations if they differ, and this being a logistical problem.

4 Mr. Daugirda asked are you contemplating on bringing the recommendation to the Board
5 at the August or September meeting? If it is August, you have one day.

6 Mr. Burman responded September. We meet the first Monday of the month.

7 Mr. Daugirda stated we will distribute the packages the day received.

8 Mr. Burman stated this comes down to the committees functioning for a purpose, and if
9 not, disband them.

10 Mr. Daugirda stated if the intent to the have them start October 1, we can move up the
11 time table to July. I will get with Mr. Burman to finalize the dates for the process.

12 13 **2. Virtual Guard**

14 Mr. Burman stated there will be a demonstration on the 26th at 2:00 p.m. for the Board
15 and Committee Members.

16 Mr. Ringhof mentioned that the monitor is not protected right now, and you may need
17 some signage for video surveillance.

18 Mr. Burman stated the sign is coming and there is a note on the monitor as to what to do
19 in a case of a failure. They are looking into how to protect the monitor from the weather

20 Mr. Fitzgerald asked have they told us who owns the system yet?

21 Mr. Burman responded not yet.

22 23 **3. ID for Children**

24 This item was discussed under the Attorney's Report.
25

26 **4. Tampa Police Usage in Future**

27 Mr. Burman stated this item was vetoed by the Finance Committee. It is something to
28 talk about in the future.

29 Mr. Fitzgerald stated the virtual guard savings may pay for this.

30 Mr. Burman stated we put in the top number in the budget, so we may have funds for this.
31 In addition, once the virtual guard is in place, we will find out how effective it will be to release

1 the security person at Morris Bridge to take care of a problem during the day, the flexibility, and
2 tweaking of the system as we work with the virtual guard.

3
4 **ELEVENTH ORDER OF BUSINESS Manager's Report**

5 **A. Management Project Report**

6 A copy of Mr. Daugirda's Management Project Report is attached hereto and made a part
7 of the record.

8 Mr. Daugirda stated I will update my report based on Mr. Cachon's input regarding
9 completions.

10
11 **B. Status Report on Public Hearing to be Held on June 8, 2010 at 6:00 p.m.**
12 **Relating to Special Assessments**

13 Mr. Daugirda stated the packets have been sent out, and I don't anticipate any push back
14 on this.

15 Ms. Ringhof asked has anyone heard any rumblings?

16 Mr. Burman responded a couple of positive feedback.

17 Ms. Ringhof stated I have heard positive feedback and they would pay the \$30 extra just
18 for the land.

19 Mr. Shaw stated I spoke with a journalist from the St. Pete Times, and I hope I did a good
20 job explaining there is no special assessment this year. The monies are coming out of the general
21 fund through budget savings and we had to reference the assessment in future years to cover the
22 debt service, but it was part of the overall budget and assessments were not increasing.

23 Mr. Burman stated an article is coming out on Friday.

24 Mr. Daugirda stated at the hearing, Mr. Shaw will talk about the project, I will talk about
25 the benefits and assessment methodology, the Board will take public comments, and if there are
26 objections you will sit as a Board of Equalization and balance the objections. If no one
27 objections, we are good to go.

28 Mr. Williams asked is there information in the newsletter regarding this purchase?

29 Ms. Ringhof responded yes, a lengthy article or two.

30 Mr. Shaw stated the property across from the Beach Club was always marketed to us who
31 purchased in 1995 as future amenities. The problem was that the District didn't own the
32 property, and in 2005 the developer sold the property to a builder, which was legal, and

1 ultimately town homes were going in. It was sold for \$5 million, and it was sold to another
2 developer for \$225,000. They don't want to pay the property taxes and came to us to purchase it
3 at a price of \$150,000 for future amenities. All we have is the lake and the gym/beach club. We
4 are under amenitized here and it is a prudent purchase for this District.

5 A resident asked if you take away the town homes and replace it with another building,
6 what is the purpose of that?

7 Mr. Shaw responded there is a Strategic Planning Committee that is looking for input as
8 to what we should do with it, and a 3-acre piece behind Canary Isle that we are also going to
9 acquire with this purchase.

10 Mr. Burman stated you can't buy a building lot here for \$150,000.

11 Mr. Williams stated the opposition to that is we have a lot of foreclosures in here for a
12 reason.

13 Ms. Williams stated with the extra \$30 in the taxes, they can't pay their taxes now.

14 Mr. Burman stated we have included the \$30 without increase the assessments.

15 Mr. Daugirda stated it has been built into the program.

16 Ms. Ringhof stated the letter from the Board in the package gave a summary of the
17 reasons why we want to purchase the property. If it does not come across, let Mr. Shaw know so
18 we can present it accurately.

19
20 **TWELFTH ORDER OF BUSINESS Supervisor Requests**

21 There not being any, the next item followed.

22
23 **THIRTEENTH ORDER OF BUSINESS Public Comments**

24 Mr. Williams asked who is responsible for the cluster palms at the beginning at some of
25 these corners?

26 Ms. Ringhof asked where are they located?

27 Mr. Williams responded at the corner of a resident's lot.

28 Mr. Cachon stated the developer put in these clusters, and in most cases they are either
29 partially or completely on residential property. You may need to contact the POA. Last year, the
30 street trees were included in the palm pruning. They probably figured they were all street trees.
31 This year the palm pruning was not included for any of the street trees.

1 Mr. Williams stated bottom line it is my responsibility. What about broken culverts and
2 curbs?

3 Mr. Cachon responded we had an engineer's report that identified any repairs and most
4 items did not need any repairs as it impeded water flow.

5 Mr. Williams stated the curbing is on the corner of Martinique.

6 Mr. Burman stated a truck went over the culvert and broke it. It was a couple of years
7 ago.

8 Mr. Williams stated I can get with Mr. Cachon to take a look at it.

9 Ms. Ringhof stated for any maintenance request, you can use the website; or call or stop
10 by to see Mr. Cachon; or email him rather than sitting through a three hour meeting.

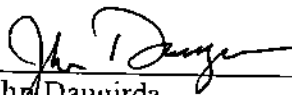
11 Additional discussions related

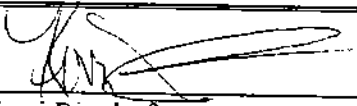
- 12 ▪ to flooding at the corner of Martinique and culvert work that has been performed last
13 Friday;
- 14 ▪ use of the acquired land to generate money for the community and the Strategic Planning
15 Committee;
- 16 ▪ figuring out a way to lower cost of living in Cory Lakes;
- 17 ▪ the realization of cost to run the community and playing catch up;
- 18 ▪ the prioritization of repairs, maintenance and improvements;
- 19 ▪ loss of assessable units;
- 20 ▪ non payments of the Avatar developer of 16% of the assessments; and
- 21 ▪ keeping assessment level with the potential of lowering assessments in the future.

22
23 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

24 There being no further business,

25
26
27
28 On MOTION by Mr. Burman seconded by Mr. Shaw with all in
29 favor the meeting was adjourned.

30
31 
32 _____
33 John Daugirda
Secretary

30
31 
32 _____
33 Kerri Ringhof
Chairperson