

Cory Lake Isles Welcome Packet



The Community Development District (CDD) Board and Property Owners Association (POA) Board welcome you and your family to the beautiful community of Cory Lake Isles. This packet of information will provide you with the necessary resources you will need to comply with community standards as well as to answer any initial questions you may have about this wonderful community.

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General CDD and POA Information

Cory Lake Isles is governed by two separate bodies, the CDD Board and the POA Board. These two boards function separate of one another and govern entirely different aspects of our community. This section of the packet identifies the difference between the two boards, provides contact information and meeting times for the two boards, and will hopefully answer questions you may have related to the CDD and POA.

What is the difference between a POA and CDD?

Our POA or Property Owners Association handles details pertaining to your property (vs. community property). So, if there is an issue with something you own such as maintenance of your property or approval of property renovations, it is handled by the POA. All other issues regarding any common areas and facilities are governed by the CDD.

The Cory Lake Isles CDD or Community Development District is responsible for maintaining the common property areas around the community including parks, sports courts, streets, street lights, gates, guards, pool, and beach club, registering resident vehicles, and overseeing neighborhood security. Please visit the CDD website at www.corylakescdd.net to learn more!

The Cory Lake Isles POA or Property Owners Association is responsible for personal property issues. The POA upholds neighborhood Covenants, reviews requests to modify personal property, and responds to violation letter questions and concerns. The Covenants in Cory Lake Isles are strictly enforced. Please be sure to get written approval from the POA prior to making any changes to your property. This includes changes such as house paint color, landscaping, mulch and exterior lighting just to name a few. Please visit the POA website at www.corylakeisles.org to learn more!

The POA office is located inside the Morris Bridge Guard House and is managed by our Association Manager Rory Harding, LCAM. He can be reached for appointments or to answer questions via telephone at 813-986-3200 or via email at rory.harding@fsresidential.com.

The CDD staff office is located at the Beach Club and is run by our Office Administrator. This is where you obtain your resident information, bar codes for your car, fingerprint scans for access to the gym and pool, and maintenance of your resident profile. This office is open:

| Day | Time |
|-----------|-------------|
| Monday | 9 AM – 5 PM |
| Tuesday | 9 AM – 9 PM |
| Wednesday | 9 AM – 5 PM |
| Thursday | 9 AM – 9 PM |
| Friday | 9 AM – 5 PM |
| Saturday | 9 AM – 5 PM |
| Sunday | Closed |

The Beach Club is located at 10441 Cory Lake Drive, Tampa, FL 33647 and can be reached via telephone during the above listed hours at 813-986-1031 or via email clibeachclub@corylakescdd.net. This is also where the CDD Facilities Manager, John Hall's office is located. John can be reached at 813-986-1031 or via email at clcddfm@corylakescdd.net

Whom Should I Contact: CDD or POA?

You should contact the CDD Office for:

- Vehicle Registration (Bar Codes)
- Gym, Pool, Secure-A-Guard Gate Access Procedures
- CDD Landscaping
- Facilities Maintenance
- Lake Needs
- Community Improvement Projects
- Community Events
- Activities & Community Recreation Facilities
- Nuisance Alligator Reporting

You should contact the POA Office for:

- Boat Storage
- Home Rental Procedures & Applications
- Private Property Issues
- Exterior Home Improvements, Decoration, & Construction
- Parking Restrictions
- Deed Restrictions & Covenants
- Water Vessel & Lake Rules Assessments
- Water Vessel Registration / Renewals

POA Mission

The POA Board was implemented to help maintain high community standards related to our homes. It takes more than just our Board to accomplish this goal. We need YOU! If you would like to serve on one of our volunteer committees please contact the property manager. Every homeowner has a special responsibility and obligation to communicate their opinions, needs and wants and to make every effort to maintain their property at the highest standards to make this neighborhood a success! We have a beautiful community and we strive to uphold the standards set forth in our Deed Covenants, to keep our community one of the best in New Tampa.

CDD and POA Board Members Contact Information

We love to hear from Homeowners in our community. Please feel free to contact us with any questions, suggestions, comments and concerns you may have. There is no question too big or too small, all you have to do is ASK!

POA Board

Please send all questions and comment to our Association Manager Rory Harding, LCAM at rory.harding@fsresidential.com

| Position | Name |
|----------------|-----------------|
| President | Greg Nielsen |
| Vice President | Dr. Amrit Patel |
| Treasurer | Dr. Anoop Reddy |
| Secretary | Don Reich |
| Member | Sam Badawi |

These positions are elected on an annual basis in February.

CDD Board

| Position | Name | Contact |
|---------------------|-----------------|--|
| Chair | Jorge Castillo | jcastillo@corylakescdd.net |
| Vice Chair | Sudhir Shah | sshah@corylakescdd.net |
| Assistant Secretary | Robert Woodards | bwoodwards@corylakescdd.net |
| Assistant Secretary | David Burman | dburman@corylakescdd.net |
| Assistant Secretary | Sheila Haque | shaque@corylakescdd.net |

These positions are elected on alternating 4 year terms via general election ballot.

CDD Board Meeting Information.

CDD Board meetings are held the third Thursday of every month in the Beach Club at 6 pm. We always encourage feedback from residents and would love to hear your opinion. Each resident is

welcome to participate in our meetings. Residents are invited to speak for no more than 3 minutes regarding any community issue that you would like to bring to the boards attention during the opening portion of the meeting. You are welcome to leave after your comments or stay and listen to the entire meeting. Public comment reopens again at the conclusion of the meeting. We welcome all residents to participate in this important community forum!

The CDD Board also hosts a monthly Sunshine Board discussion panel. This is an online workshop where the CDD Board members are able to discuss issues between scheduled monthly meetings. Residents are encouraged to participate in these discussions by visiting www.corylakescdd.sunshineboard.org and registering for an account.

POA Board meetings are held the third Wednesday of every month in the Beach Club at 7pm. Stay informed as a Homeowner and join in on the discussion. We hope to see you there!

CDD Committee Information

The CDD has several subcommittees that meet outside of the board meetings to discuss community issues and their findings are presented to the board at each monthly meeting. All residents are encouraged to become an active participant in their community by participating on one of the following committees:

Finance Committee – is responsible for reviewing our community budget and offering suggestions to the board regarding the budget. If you are good with numbers and would like to participate, these meetings are held the 1st Thursday of every month at the Beach Club from 12 – 1pm. Anthony Hawkey is the President and can be reached at hawkeye.corylake@gmail.com .

Landscape, Aquatics, and Facilities (LAF) – is responsible for reviewing the landscaping, aquatics and facility needs within our community and offering suggestions to the board regarding their findings. If you are interested in having a say with regards to the looks of our community and would like to participate, these meetings are held the last Friday of every month at the Beach Club from 10:45 to 12:15pm. Stephanie Squires is the acting President and can be reached at stephie11173@verizon.net .

Security Committee – is responsible for reviewing the safety matters pertaining to our community and offers suggestions to the board regarding security findings. If you are interested in security and would like to participate in these meetings, they are held the 1st Monday of every month at the Beach Club at 7 pm. AJ Forbes is the President and can be reached at clcddsaf@gmail.com .

Neighborhood Watch Program – The neighborhood watch program is a group of volunteer citizens coming together in our community, to discuss security concerns with each other and the police to preclude crime in the area in which we live. We are the citizens behind the “eyes and ears” of the police. This program works with neighbors watching out for neighbors. To become involved in Cory Lake Isle’s Neighborhood Watch Program or to find out additional information please email the Neighborhood Watch Committee Chair, Sheryl Springer: groovekitty99@hotmail.com

POA Committee information

Design and Review Committee (DRC) – is responsible for reviewing all applications submitted regarding home modifications. This committee meets every other Tuesday in the Beach Club at 9 am. The application can be submitted up to the Friday before the meeting to the Association Manager. Residents are welcome to attend and hear as their application is reviewed by the board. Angela Mason Reimer is the Chair of this committee.

Community Enforcement Committee (CEC) – The purpose of the CEC is to gain compliance from members/tenants on violation issues of the Declaration of Covenants, Conditions and Restriction, and Rules and Regulations of Cory Lake Isle. After hearing testimony and examining evidence the CEC will review all information presented and will render a decision. John Browne is the Chair of this committee.

Compliance Committee (CC) – This committee reviews the violation process and makes recommendation to the POA Board concerning outstanding fines and violations. Dennis DiGiacomo is the Chair of this committee.

Revision Committee (RC) – The process of changing and updating the Declaration of Covenants is a long and arduous process. To remain ensure the rules remain up to date and relevant it is imperative that we revise them on an as needed basis. The Revision Committee is charged with working with the community to update and revise the Declaration of Covenants, Conditions and Restriction, and Rules and Regulations of Cory Lake Isle. Luise Burman is the Chair of this committee.

Cory Lake Isles Security

Cory Lake Isles is secured by security guards 24 hours a day. The Cross Creek Guard House can be reached via telephone at 813-907-8400 24 hours a day. The Morris Bridge Guard House can be reached via telephone at 813-986-0030 between the hours of 6 am and 10 pm. The Morris Bridge entrance is accessible from 10 pm to 6 am via an automated security system (ENVERA NEXT GENERATION SECURITY / VIRTUAL GUARD) and via barcode affixed to your vehicle. Roving security is maintained throughout the neighborhood from 10 pm to 6 am nightly. During an actual emergency call 911 **before** contacting the Cory Lake security team.

Helpful Community Telephone Numbers

Morris Bridge Gatehouse Phone*: (813) 986-0030
Cross Creek Gatehouse Phone*: (813) 907-8400
Police Emergency: 911
Fire/Medical Emergency: 911
Police Non-Emergency Dispatch: (813) 231-6130
Envera Customer Service: (877) 936-8372

*An independent contractor staffs the gates at Cory Lake Isles. They provide access control at the gates 24/7. They are a valuable resource and can advise on security issues; however, they have no law enforcement authority. Any law enforcement or criminal activity should be directed toward to the Tampa Police Department which has jurisdiction for Cory Lake Isles.

Security Tips from the Security Committee

Home Safety – Please close the Garage Doors when not being actively used.

School/Pedestrian Safety – Thanks for yielding for school buses (IT’S THE LAW). Please do not block the sidewalk when parking vehicles in your driveway. It precludes pedestrians from using the sidewalk.

Vehicle Safety – Please use caution when driving through the neighborhood as there are pedestrians and children playing everywhere! The posted community speed limit is **25mph**. Please do not ride motorized vehicles on the sidewalk.

Morris Bridge Virtual Gate Security – Please call the Cross Creek Gate at 813-986-8400 to report problems.

Going on Vacation? – Add your Tampa Police Vacation Watch program to your travel checklist. This free service allows City of Tampa residents to give officers a heads up that their homes will be unoccupied for an extended period of time. Submit a vacation watch form to: <https://www.tampagov.net> and type “going on vacation” in the search bar for the link to submit the request.

Recreational Facilities Information

Cory Lake Isles is known for having outstanding recreational facilities and we hope you take full advantage of the wide variety of amenities and activities. We offer the following amenities for your enjoyment: A Beach clubhouse, resort style pool, state of the art fitness center, beach, three playgrounds, basketball courts, tennis courts, roller hockey rink, sand volleyball court, soccer field, and a 165 acre ski-size lake.

Beach Club: The Beach Club is available for residents to rent for special events. There is a television, free Wi-Fi, a lend-a-book library, several sitting areas, a children’s play area, and restrooms located inside the Beach Club. The Beach Club can be accessed Monday through Saturday from 9 am to 9 pm and Sundays from 12 pm to 6 pm. Please contact the CDD office during office hours to inquire as to special event rental.

Resort Style Pool: The resort style pool is a 5,000 square foot resort-style lagoon pool with a waterslide and zero-depth entry. There is plenty of seating and tables around the pool deck and

numerous umbrellas and other shaded areas. The pool is available to residents and their guests accessible by the fingerprint scan system daily generally from 7 am (dawn) - to 6 pm (dusk). Please note the hours vary depending upon the time of year. Lap lanes are available for use daily from 7 am – 12 pm. The pool is available to host your next party by contacting the beach club for details and reservations.

Fitness Center: The Fitness Center is open 24 hours a day, 7 days a week. It is available for use by residents ages 18 & up (14 & up with legal parent or guardian approval from the hours of 5am – 10pm). Access to the Fitness Center is granted by a finger scan system, which must be initially registered inside the Beach Club. Equipment in the Fitness Center includes brand new stationary bikes, elliptical, treadmills, and numerous weight workstations.

Beach: The Beach at Cory Lake is located near the Beach Club and is a perfect location for relaxation, picnics, and sunning. Residents are able to use the beach at their discretion anytime, however it is recommended to be used during daytime hours only.

Parks: There are three parks for families to enjoy throughout the community; the largest of the three is located next door to the Beach Club. All parks also have benches for residents to use at their leisure. Two of the 3 parks also have picnic tables available for picnics or snacks. Please remember that all of the parks are located near other resident's homes. As much as we all want the children to enjoy themselves at the parks, please be courteous of those residing around the parks. Please no peering into other homes living areas, do not enter other resident's property, and please keep the noise level to an appropriate roar. No loud screaming. We want all Cory Lake residents to enjoy the community in which they live.

Basketball Court: There is one basketball court available for use inside Cory Lakes, located directly across the street from the Beach Club. The hours of operation for the basketball court are 7:00 a.m. -10:00 p.m. As much as we all want everyone to enjoy the courts, please be courteous of those residents who reside around the courts. Please no peering into other homes living areas, do not enter other resident's property, and please keep the noise level to an appropriate roar.

Tennis Courts: There are four tennis courts for residents to use inside Cory Lakes. They are located directly across from the Beach Club. In between each set of courts is a table with an overhang, for those looking to simply relax in the shade. The hours of operation for the tennis courts are 7:00 a.m. - 10:00 p.m.

Roller Hockey Rink: There is one roller hockey rink located inside Cory Lakes, located directly across from the Beach Club. There are bleachers overlooking the hockey rink. The hours of operation for the Hockey Rink are 7:00 a.m. -10:00 p.m. As much as we all want everyone to enjoy themselves on the rink, please be courteous of those residents who reside near the rink. Please keep the noise level to an appropriate roar.

Sand Volleyball Court: A sand volleyball court is located in front of the hockey rink.

Soccer Field: The soccer field located across from the Beach Club is available for personal use. There are two soccer goals available for use on the field. Please be respectful of residential

homes located near the soccer field. As much as we all want everyone to enjoy themselves on the field, Please keep the noise level to an appropriate roar.

165 Acre Lake: A 165-acre skiing and boating lake is accessible via most homes in the neighborhood and there is a community boat ramp located at the Beach Club. All boats entering the lake must abide by all residential/lake rules and has a current CL registration. “CL Numbers” are provided at no cost and are for the use of the Cory Lake Isles residents and are ONLY issued to those legally residing in the community; or to those who have paid the required membership fee. Contact the POA Office to obtain your CL registration numbers.

Community Events: The Cory Lake CDD offers several community events during the year from a summer luau to a Christmas holiday parade, pool side movies, an Easter egg hunt, and more. Lisa Kagan is our community Lifestyle Director at can be reached at (813) 324-8969 or (877) 221-6919 or via email at lkagan@evergreen-lm.com. All community events can be found on the calendar located on the Cory Lake Isles website.

Focus areas for being a good neighbor?

Covenants – Please read and follow all the rules and restrictions in the Cory Lake Isles Covenants. They can be found at <http://corylakeisles.org/poa/residents.asp#docs>

Speeding – The posted speed limit in Cory Lake Isles is **25mph**. Please remember that even the main route through CLI has, residential housing where pedestrians are very active and children are playing. Please use caution and maintain the posted speed limit at all times.

Street parking – When parking on the street, please park on the correct side (facing with the flow of traffic). There is no overnight parking allowed on the streets at any time. The first occurrence when a car is left beyond midnight will receive a warning. The second occurrence, the car will be towed at the owners expense.

Blocking sidewalks – Please pull all the way up in your driveways and be mindful to not block the sidewalks. Cory Lake Isles is a very active community with lots of pedestrians. When a sidewalk is blocked, this causes pedestrians to have to go into the street. This is especially problematic for certain pedestrians such as strollers, walkers, wheelchairs, and young bike riders. Please keep your neighbors in mind and do not block the sidewalks at any time. Also, ask guests visiting your home to extend this same courtesy.

Noise Levels – Please be courteous towards your neighbors and reduce noise level after 11p.m.

Pet Waste - Please be a responsible pet owner. Pick up your pet’s waste and make sure your animal is leashed whenever outdoors. Dispose of your pet’s waste in your own trash receptacle and not your neighbor’s. There are pet waste stations located next to all three parks and in the other common areas around the lake for your use.

Helpful Neighborhood Information/ Frequently Asked Questions

How do I obtain a bar code for my vehicle? - Barcodes cost \$15 each and are for the use of Cory Lake Isle residents and are issued ONLY to those legally residing in the community. Bar Codes are issued at the Beach Club. Once completed, you will receive bar codes for your vehicle to gain access to the community through the gates and we can capture your fingerprints so you can gain access to the community pool, fitness center, and secure-a-guard system. Follow the instructions below to receive a bar code.

- Once you have become a resident of Cory Lakes, stop by the Beach Club to complete a Resident Information Form.
- Provide Proof of Residency (current driver's license, HUD-1 statement, or approved POA application)
- Provide Proof of Vehicle Ownership (current/temporary vehicle registration, or bill of sale)
- New Homeowners: You will need to provide the CDD office with a copy of your deed or settlement statement.
- New Renters: You will need to provide a copy of the approved POA rental application and lease agreement.

How do I register my water vessel?

All watercraft registrations are issued by the POA. Contact Rory Harding of First Service Residential at 813-986-3200 or via e-mail rory.harding@fsresidential.com Vessel registrations are provided for water vessels meeting CLI restrictions and are for the use of the Cory Lake Isles residents and are issued ONLY to those legally residing in the community; or to those who have paid the required membership fee. Before purchasing or bringing a boat into the community, be sure to confirm with the POA property manager that the vessel you have in mind complies with all of the water craft restrictions established for Cory Lake Isles.

How do I register for a community event or activity?

The Cory Lake CDD offers several community events during the year from a summer luau to a holiday boat parade & celebration, dive-in movies at the pool, a spring egg hunt, and more. Lisa Kagan is our community Lifestyle Director at can be reached at (877) 221-6919 or via email at LKagan@evergreen-LM.com.

All community events can be found on the calendar located on the Cory Lake Isles lifestyles website. You can access the lifestyles website at www.corylakescdd.net. About halfway down the home page, click the blue button. You can also access the site directly at

www.CoryLakeIslesTampa.com. On this site, you can view the calendar, details about the events, photos from past events and you can RSVP for upcoming events.

To RSVP, you must first register on this site. To do so, click the word "Register" in the top right of the home page. In Step 1 of the registration, you will be prompted for a "confidential password," which is corylakeisles2015. If you recently moved into Cory Lakes, please allow us 24 - 48 hours from the date you completed your new resident information sheet at the Beach Club so we can enter your name into the database, which in turn will enable you to complete the registration process. If you experience any difficulty with the registration process, send an email to Lisa at LKagan@evergreen-LM.com and she will work with you to complete your registration.

The lifestyles website is mobile friendly. You can access the website and RSVP for events from your smartphone or tablet.

We welcome volunteers to help plan and run the events. Volunteering is a great way to get involved in your community and meet new people. Volunteers must be 14 years or older. Students may obtain volunteer hours for the service. If you are interested or have a child who is interested, you may contact Lisa at (877) 221-6919 or LKagan@evergreen-LM.com. Volunteers under the age of 18 must have a parent or legal guardian make the initial contact.

We look forward to seeing you soon at one of our events!

Who do I contact to notify that a guest will be visiting my home?

You should update your visitor list by logging into myenvera.com or the Envera app. You can also call **1-877-936-8372** to speak to a live operator that can enter permanent visitors, temporary visitors and contractors on your behalf. **DO NOT CONTACT THE GUARDS AT THE GATEHOUSE** as the guards are not authorized to make any adjustments or entries to residents' profile on the Envera program. You may also contact the Beach Club for assistance in updating your profile as well. The CDD staff has limited access (for security reasons) to the resident's Envera profile.

How do I avoid a code violation?

Be a knowledgeable resident. Read the Community Deed Restrictions and be aware of what is allowed and what is not within Cory Lake Isles. The complete listing is available online at www.corylakeisles.org under the residents tab in the resident documents section. Where can I find the Deed Restrictions for Cory Lake Isles?

Where can I find the Deed Restrictions for Cory Lake Isles?

The Deed Restrictions and all governing documents and forms are available to view, download and print from the First Service Residential website. Homeowners have

access to this site at <https://fsresidential.com/>. Please visit “Establish an Account Section” to activate your account.

What is the Islander?

The Islander is our community newsletter. The Islander is mailed out monthly to all homes located in Cory Lake Isles. It is also available at <http://www.corylakeislescdd.net> under the news and events section. The menu on the left of the screen allows you to select the monthly addition that you wish to browse.

Where can I find out about the community events occurring in Cory Lake Isles?

All community events can be found on the community calendar. You can access the calendar at www.corylakescdd.net. About halfway down the home page, click the blue button. A new page will open and you will then want to click the "calendar" icon at the top of that page. To RSVP, you must first register on this site. To do so, click the word "Register" in the top right of the home page. If you recently moved into Cory Lakes, please allow us 24 - 48 hours from the date you completed your new resident information sheet at the Beach Club so we can enter your name into the database, which in turn will enable you to complete the registration process. In Step 1 of the registration, you will be prompted for a "confidential password," which is corylakeisles2015. If you experience any difficulty with the registration process, send an email to Lisa at LKagan@evergreen-LM.com and she will work with you to complete your registration. .

Delivery Truck Information

Delivery trucks may only enter Cory Lake Isles through the **Morris Bridge Entrance**. Please encourage all delivery trucks coming to your homes that are over 20 feet long to ONLY use the Morris Bridge Gate Entrance.

When are Trash Days?

Your trash services are through Republic Services. The trash collection days are Monday and Thursday. Trash bins may be set out after 6 p.m. the day before collection day and must be put away the same day as collection. Yard debris can only be placed by the curb on Wednesday and Thursday for Thursday collection. Please do not set any yard debris on top of the water culverts as the waste from the yard debris will leach directly back into the Lake! Contact Republic Services for questions or to schedule new service. *Republic Services: (813) 248-6435*

What if I want to modify my home?

Any modification to the exterior of your home including but not limited to, painting, additions, pools, docks, decks, patios, poured curbing, tree removal/planting, mulch, and walkways will need approval from the Design Review Committee before the commencement of a project. If you want to paint your home you will need to pick a

color from the pre-approved color book. The color book is available for review in the Beach Club. Once application is submitted for the modification, you will need to wait for approval from the Design Review Committee to begin your project. You can find the DRC application along with all of the rules on the website at www.corylakeisles.org and select the POA website. There you will find the document located under the Residents tab.

What days can I water my lawn?

Below you will find the guidelines pertaining to what days and/or times you are able to water your lawn.

- At addresses ending in 0, 1, 2 or 3 - Mondays and/or Thursdays;
- At addresses ending in 4, 5 or 6 - Tuesdays and/or Fridays;
- At addresses ending in 7, 8 or 9 - Wednesdays and/or Saturdays;
- At locations with no address (common areas, entry areas), and locations with mixed addresses (office complexes, shopping centers) - Wednesdays and/or Saturdays.
- Irrigation is permitted between midnight and 8 a.m. OR between 6 p.m. and midnight on the allowed days.

For more information please visit www.tampagov.net.

Again, welcome to beautiful Cory Lake Isle. We look forward to meeting and getting to know you and your family and hope this introductory booklet will help you to assimilate into Cory Lake Isle with minimal challenges. We collectively hope you enjoy this community and all of our first class amenities as much as we do.