

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on November 17, 2022 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public were able to listen and/or participate via Zoom, at <https://us02web.zoom.us/j/83397954590>, and telephonically at 1-929-205-6099, Meeting ID: 833 9795 4590, for both.

**Present were:**

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Ann Belyea	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Amanda Evans	Office Administrator
John Hall	Facilities Manager
Cynthia McIntyre	Supervisor-Elect
Steve Small	LMP
Rich Carpenter	Resident/LAF Committee Member
Angela Delgatto	Resident/Security Committee Member

**Residents present were:**

Harry Ramphal	Ryan Foster	Carlos Guzman	Robert Marcantonio
Marcelo Mejia	Brian Little	Taffy Corrigan	Mary Marcantonio
Roberta Carroll	Don Taylor	Kara Greco	Carlene Carpenter
A.J. Forbes	Roy Sevalia	Other Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:00 p.m. Supervisors Castillo, Shah, Acoff and Belyea were present at roll call. Supervisor Fontcha was not present at roll call.

***Disclaimer:*** Readers should be aware that these **summary minutes** are intended to provide highlights of topic discussions and items being considered.

**SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

Mr. Castillo stated a new Supervisor will join the Board. He thanked Mr. Shah for his many years of service to the community. He congratulated and welcomed Ms. McIntyre to the Board.

**THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

Mr. Acoff and Ms. Belyea thanked Mr. Shah for his service, wished him well and stated the Board would continue to move the community forward.

Mr. Shah stated it has been a very good run for him serving on the CDD Board for six-plus years, noted that his departure is bittersweet and voiced his plans to spend more time with his family. He wished everyone a happy Thanksgiving and thanked CDD Staff, the Sub-committees, fellow Supervisors and all CLI residents.

**FOURTH ORDER OF BUSINESS**

**Public Comments (*agenda items*) [3 minutes per speaker]**

Resident Brian Little asked if the POA is receiving everything it needs from the CDD to take action against residents who regularly receive stickers on their vehicles for illegal overnight street parking.

Mr. Hall stated the POA has made no requests for parking violation data, violation letters are sent to residents reminding them that repeated violations are a towable offense and, although the CDD does not have a current contract with a towing company, Staff is actively working on securing one. Mr. Acoff opined that the CDD has a responsibility to submit collected parking violation information to the POA for enforcement purposes. Mr. Castillo suggested that Mr. Little meet with Mr. Hall regarding overnight parking. The CDD is awaiting a towing contract and, once finalized, frequent offenders will be towed.

Resident Ryan Foster voiced his perception that there is ongoing, dangerous speeding in the community and a need for more police presence. He stated that individuals are trespassing on his property. He discussed dock inspections by the POA and improving the gym.

He voiced opposition to the upcoming 5K event and felt that the tennis courts should be for everyone rather than those paying for private lessons.

Resident and Supervisor-Elect Cindy McIntyre felt that the Beach Club User Agreement is inconsistent with the CDD's Rules and Regulations and that there is misinformation about use of the Beach Club for political events. She read the following Florida Statute into the record:

"No person shall make and no person shall solicit or knowingly accept any political contribution in a building owned by a government entity, for purposes of subsection except means to receive a contribution by personal hand delivery from a contributor or agent. This subsection shall not apply when a government-owned building or any portion thereof is rented for a specific purpose, such as a campaign fundraiser."

Resident Roberta Carroll suggested displaying an American flag in the Clubhouse and reciting the Pledge of Allegiance at the start of all meetings. She reported that she was recently almost struck in the face by a cricket ball while riding her bike. She voiced her opinion that there should have been a resident survey before the cricket field was approved.

Resident and CLI Book Club member Carline Carpenter voiced the Club's concern about ambiguous wording in the proposed Beach Club Usage Agreement and asked for clarification of "special activities" and the \$200 deposit requirement in the Agreement, before approval, to prevent arbitrary decisions in the future.

Resident Rich Carpenter concurred with Ms. Carpenter regarding the wording of the Beach Club Usage Agreement and with Ms. McIntyre regarding holding political events in the Clubhouse. He read Florida Statute 720.304 into the record, as follows:

"No entity or entities shall unreasonably restrict any parcel owner's right to peaceably assemble or right to invite public officers or candidates for public office to appear, speak in common areas or recreational facilities. "

Resident Taffy Corrigan echoed Ms. Carpenter's sentiments regarding the Beach Club Usage Agreement, discussed alligators in a lake behind her home and asked the Board to investigate ways to resolve the alligator population in the lakes.

Mr. Carpenter voiced his understanding that the Sunshine Board (SB) was set up so decisions could be made between meetings, noted the SB is rarely utilized and suggested the Board consider rescinding it.

Resident Harry Ramphal voiced his opinion that usage of the Beach Club should be free for CLI homeowners since they pay CDD assessments. He questioned the proposed refunding of the Series 2013 bonds and asked Staff to invite an MBS Capital Markets, LLC (MBS) representative to the meeting the next time this item is included on the agenda. Mr. Adams responded to questions regarding the Bond Underwriter, 10-year callable bond, costs of issuance and the reasoning behind including the bond refunding on the agenda.

Mr. Castillo stated by no means will the CDD charge members of the Book Club or other groups \$200 to use the Clubhouse and voiced his understanding that the \$200 refundable fee is for planned events with 20 to 25 people that are bringing in meals, etc., and the purpose of the Beach Club Usage Agreement is for the Board to control and ensure that the Beach Club is cleaned after events. The Agreement will be revised and clarified.

Mr. Acoff stated the Agreement was drafted because individuals were showing up, littering the facility and not cleaning up after themselves. A final decision regarding the Agreement has not been rendered; further discussions are needed.

Mr. Shah stated another reason the Usage Agreement was created is to save the community from liability and exposure to illnesses from the various events.

Ms. Evans stated that any ambiguous verbiage will not be in the final Usage Agreement.

Resident Mary Marcantonio voiced her concerns about speeders and suggested installing speed bumps on Cory Lake Drive. Mr. Castillo stated that speed bumps were previously considered but, for them to be effective, they must be placed every 20 to 25 yards, meaning hundreds would be needed for the entire circle.

Resident Don Taylor asked if it is legal to pass a moving vehicle on Cory Lake Drive.

Resident A.J. Forbes wished Mr. Shah farewell, welcomed Ms. McIntyre to the Board, announced that there will be a Unity Walk on Saturday at 8:00 a.m., on Cory Lake Drive, and a meet and greet at the Beach Club after the walk; all are welcomed. He commented on the lack of use of the SB and requested access to the marquee to post community-related events like

the Unity Walk. Mr. Castillo thanked Mr. Forbes for his years of service to the community as the Security Committee Board Chair.

**FIFTH ORDER OF BUSINESS**

**Update: Landscape Maintenance**

Mr. Small presented the Monthly OLM Landscape Maintenance report and responded to questions regarding palm tree trimming completion, tree trimmers not decontaminating their equipment as they moved from tree to tree and well maintenance.

**SIXTH ORDER OF BUSINESS**

**Update: Allied Universal**

There was no update.

Asked how he would grade Allied over the last few months, Mr. Hall stated Allied improved from a D to a C, turnover is ongoing and “floaters” familiar with the community have been brought in to fill empty schedules.

**SEVENTH ORDER OF BUSINESS**

**Staff Report - Office Administrator:  
*Amanda Evans***

- **Consideration of Beach Club Usage Agreement**

Ms. Evans presented the November Office Administrator and Events Report.

Discussion ensued regarding the Fall Festival and the Beach Club Usage Agreement, relative to the Book Club, dance groups and birthday party rentals.

Mr. Acoff voiced his opinion that the Agreement is not user-friendly and must be revised. Ms. Belyea offered to rewrite the Agreement and present it at the next meeting. Ms. Evans will compile and forward the Board Member comments to Ms. Belyea.

**EIGHTH ORDER OF BUSINESS**

**Discussion: Coach B’s Tennis Program Funds**

Mr. Adams stated he contacted Coach B to request backup documentation on several occasions and Coach B indicated he would forward the documents but has yet to do so. In subsequent conversations with Mr. Hall, Coach B exhibited disinterest in reinstating the

Agreement. Asked if this means that Coach B would no longer do business in CLI, Mr. Adams stated no, Coach B would like to continue operating as he was prior to engaging in an exclusivity arrangement with the CDD, as it appears he no longer sees the value in it and feels that he can continue being invited by CLI residents to provide tennis lessons.

The Board and Staff discussed tennis court usage policies, whether to enforce the provisions of the Tennis Agreement, which includes a payment to the CDD of 3% or 5% of the gross proceeds. Further discussion ensued regarding Coach B teaching children from other communities on the CLI courts, monitoring the number of children Coach teaches via an app used in neighboring communities and terminating the Agreement with Coach B and keeping his business card on file in case residents ask for his contact information.

Mr. Shah recapped that Coach B is in violation of several CDD rules and, although he could return to CLI and coach privately, he will not have exclusivity. Ms. Evans will contact Administrators in Hunter's Green and Arbor Green for information regarding recreational monitoring technology and report her findings.

**NINTH ORDER OF BUSINESS****Discussion: Community Speeding**

Mr. Shah stated this item was placed on the agenda because of the increasing number of complaints about speeding on Cory Lake Drive and suggested that the CDD install a camera between the Lanai and Cory Lake Drive stop signs. He stated for less than \$300 a camera could be installed, with Wi-Fi, to start capturing license tag numbers. He proposed setting up a "wall of shame" at the Clubhouse, which is very effective in other communities.

Discussion ensued regarding issues with the "wall of shame" suggestion, developing a results-oriented action plan, use of speedometer that displays driving speed, engaging law enforcement for four-hour shifts every other week, the impracticality of speed bumps and advanced camera technology.

Mr. Hall will discuss the "wall of shame" concept with District Counsel, obtain stand-alone camera estimates and include the speeding camera and "wall of shame" as discussion items on the next agenda.

**TENTH ORDER OF BUSINESS**

**Discussion: Town Hall Meeting Regarding Gym Improvements**

Mr. Shah felt that holding a town hall meeting regarding gym improvements would be more effective than circulating surveys on how to proceed with this item. He proposed having several town hall meetings before deciding whether to improve, expand or leave the gym as is; there are a number of options to consider. Mr. Adams stated a new gym is very impactful to the community and holding town hall meetings makes sense.

Discussion ensued regarding gym financing options, the Board addressing basic infrastructure items before considering improving new amenities, issues with gym surveys, planning town hall meeting details, bond issuance process, 10-year no call provision, a conditional call provision in the CDD’s Trust Indenture, replacing the pavers and reserve funds.

Mr. Adams stated the Board and Staff will start planning the first town hall meeting after the holidays. Per Mr. Castillo, Mr. Adams to retrieve previously-obtained gym expansion estimates, update the data and present them at the next meeting

**ELEVENTH ORDER OF BUSINESS**

**Discussion: Request to Hold 5K Event in the CDD**

This item was previously-approved and essentially tabled.

**TWELFTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Mr. Hall stated the minimum block of time for the Florida Highway Patrol (FHP) is four hours. In response to Mr. Castillo’s question regarding the Tampa Police Department (TPD) offering a two-hour block, Mr. Adams stated four hours is the standard. The consensus was to engage the Hillsborough County FHP twice a week to curtail holiday speeding.

Mr. Hall responded to questions regarding LMP trimming the branches along the Cross Creek entrance back to the curb, sidewalk trip hazard repair by the County and tree damage caused by Hurricane Ian.

**B. Landscape Aquascape Facilities (LAF)**

The November LAF Committee Report was included for informational purposes.

Mr. Carpenter asked about purchasing a boat for Mr. Hall. Mr. Adams stated a new 16' boat with 25-horsepower and trailer will cost \$10,000.

Discussion ensued regarding the reasons for purchasing a boat, whether to purchase a gently-used boat, boat warranty, insurance costs, operating licenses, whether the POA will have access to the boat, whether to enter into a cost-sharing agreement with the POA and resident back yards.

**On MOTION by Mr. Fontcha and seconded by Ms. Belyea, with Mr. Fontcha, Ms. Belyea, Mr. Castillo and Mr. Shah in favor, and Mr. Acoff dissenting, purchasing a boat, in a not-to-exceed amount of \$10,000, was approved. (Motion passed 4-1)**

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of MBS Capital Markets, LLC, Potential Refunding for Series 2013 Bonds**

- A. Refunding Analysis Memorandum**
- B. Agreement for Underwriting Services**

This item was deferred to next summer.

**FOURTEENTH ORDER OF BUSINESS**

**Discussion: Dock Inspection by the POA**

This item was addressed during Item 12B.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date**

Mr. Adams presented Resolution 2023-01. This is necessary due to the unbudgeted expenditure for the new roofs, which had to be accounted for to avoid a finding in the audit.



Mr. Adams responded to questions regarding the “Unassigned” line item on Page 3 of the Exhibit, the tax collector variance of \$67,000 on Page 1, accruals, increase in the “Streetlights” line item and the General Fund and the operating budget.

**On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, Resolution 2023-01, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date, was adopted.**

**SIXTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: September 15, 2022**

**I. Summary of Motions**

Line 29: Change “Nadimpalli” to “Eziakonwa”

Lines 30: Change “Ijrshyla” to “Ursula”

**II. Regular Meeting**

The following changes were made:

Line 29: Change “Nadimpalli” to “Eziakonwa”

Lines 30 and 126: Change “Ijrshyla” to “Ursula”

Line 41: Change “True-Up” to “approved”

Line 43: Delete entirely

Line 48: Change “dogs” to “docks”, insert “lake” after “community” and delete “captured and” after “were”

Lines 50, 52 and 53: Change “Bronson” to “Branston”

Line 51: Change “is” to “will be”

Line 55: Change “public” to “private” and delete “with the CDD”

Line 56: Change “Cory Lake Isle (CLI)” to “Branston Park”

Line 127: Change “Emek \_\_\_” to “Emeka Eziakonwa”

Lines 241 and 242: Change “Mr. Acoff voiced his opinion that both sides of Board discussions should be included in the minutes but some items can be omitted to keep the

minutes clean and professional” to “Mr. Acoff stated some items could be removed from the minutes to keep them clean and professional.”

**III. Action/Agenda or Completed Items**

This item was not addressed.

**B. Sunshine Board Online Workshop: October 20, 2022 – November 16, 2022 (to be provided under separate cover)**

**C. LAF Committee**

**I. October 3, 2022**

**II. November 7, 2022**

**D. Security Committee: October 3, 2022**

**E. Other**

**On MOTION by Mr. Castillo and seconded by Ms. Belyea, with all in favor, the September 15, 2022 Summary of Motions and Regular Meeting Minutes, as amended, October 20, 2022 through November 16, 2022 Sunshine Board Online Workshop Meeting Minutes, October 3, 2022 and November 7, 2022 LAF Committee and October 3, 2022 Security Committee Meeting Minutes, as presented, were approved.**

In response to Ms. Belyea’s request for more information regarding the SB, Mr. Castillo stated that the SB is an online platform that Board Members and CDD Staff use to communicate between meetings. At one point, it was accessible to the community at large, which proved unproductive so it was subsequently limited to Board Members and Staff. The Board’s consensus was to uphold the SB, since there is no cost involved.

**SEVENTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of September 30, 2022**

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2022.

The financials were accepted.

**EIGHTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer: *Johnson Engineering, Inc.***

Mr. Adams distributed an update from Mr. Chang and stated the project manual was completed and forwarded to several contractors to generate proposals. The submittal deadline is the first week of December. The proposals will be tabulated and presented at the next meeting.

Mr. Adams and Mr. Hall responded to questions regarding the roofing contract, the warranty and the paint project.

**B. Facilities Manager: *John Hall***

Mr. Hall presented the November 2022 Activity Report and responded to questions about the holiday lighting, track lights, the COT re-piping the lift stations, need to repair a pothole near Morris Bridge, feral hog issues, the alligator trapper, faded appearance of the monuments and replacing the gym equipment.

Mr. Hall will obtain proposals to improve the monuments.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: December 15, 2022 at 6:00 P.M.**
  - **QUORUM CHECK**

The next meeting would be held on December 15, 2022.

**NINETEENTH ORDER OF BUSINESS**

**Other Business**

Ms. Carroll offered to donate an American flag, stand and a pole to the Clubhouse.

Mr. Shah suggested allotting \$5,000 for a Geotech contractor to conduct a manhole study to present to the COT to have them repair all the sewer manholes in the community.

Discussion ensued regarding whether to approve funding for a Geotech study, Geotech study costs, the COT report and ground sounding radars. Per Mr. Castillo, Mr. Hall to research the cost of a Geotech study and report his findings at the next meeting.

**TWENTIETH ORDER OF BUSINESS**

**Public Comments (*non-agenda items*)**

Mr. Little felt that towing contractors will likely be very reluctant to tow vehicles off CDD streets because the streets are public and overnight street parking is a violation of the CDD's own internal Covenants but it is not illegal in the COT, Hillsborough County or State of Florida.

Mr. Carpenter listed potential liability issues with the upcoming Unity Walk that were not addressed by the Board. Ms. Belyea stated there is no way of regulating the event.

Ms. McIntyre asked if the insurance company was notified that the Clubhouse has a new roof for cost-saving purposes and if the recent \$700,000 loan was averaged in the general budget.

Mr. Adams will notify the insurance carrier that the Clubhouse roof was replaced and stated that the loan was included in the general budget with a separate accounting on the general ledger. Once the weir project is completed and reconciled, the remaining funds will be returned to reduce the outstanding debt.

Resident Carlos Guzman asked about the interest on the \$700,000 loan, questioned the CDD seemingly being okay with accumulating additional debt to improve the gym and voiced his opinion that, if the CDD cannot save money, it should not be borrowing money. Mr. Adams stated that the interest rate was in the 4% range, before rates started to increase.

Resident Marcelo Mejia voiced his appreciation for the Board's willingness to at least undertake the discussion of a new fitness center instead of a gym, as the word "gym" has become polarizing in the community. He cautioned against refunding the bonds in the next two years because of the rising interest rates.

Mr. Ramphal discussed the Board's plan to conduct another survey for a new gym, issuing another bond and the need to form a gym committee and a bond committee.

Resident and Security Committee Member Angela Delgatto stated that the Security Committee is working on curtailing speeding. She wondered when residents will take responsibility when lending their vehicles to family or friends who speed, for leaving the Clubhouse messy after events and damaging the pool furniture.

Resident Kara Greco voiced her opinion that the budget is confusing, a new gym is not worth a bond issue and infrastructures are necessities, whereas amenities are luxuries.

Resident Roy Sevalia felt that the Board could be both fiscally-responsible and provide wellness to the community in the form of a new fitness center.

Mr. Foster expressed his opinion that surveys are not reliable, continuing to borrow money is irresponsible and a gym is not a necessity. He stated his neighbors and other residents are furious and feel like their money is being stolen and not spent well.

Mr. Forbes asked the Board to modify its policy and allow residents to use the marquee to announce social events or activities. Per Mr. Castillo, Mr. Adams will include granting resident groups access to the marquee on the next agenda.

**TWENTY-FIRST ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

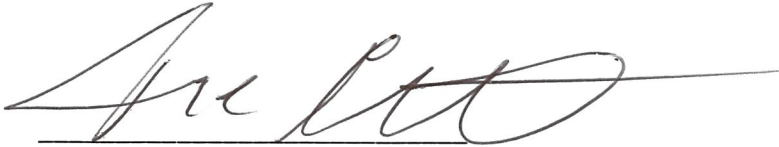
**TWENTY-SECOND ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 9:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair