

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on May 18, 2023 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
Ann Belyea	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Cynthia McIntyre	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Dominique Green	Office Administrator
John Hall	Facilities Manager
Heather Thompson	Security Committee Chairperson
Becky Abbott	Allied Security
Amanda Atwood	Allied Security

**Residents who spoke were:**

Todd Apple	Prasad Yealuru	Prosanna Kota	Seema Verma	Aha Khan Sreedhar
Kishare Joga	Harry Ramphal	Carlos Guzman	Mark Gorton	Sreedhar Garyavalli
Karen Wolf	Lilibeth Gorton	Kara Greco	Laymi Prosad	Narender Metuku
Dr. Siddique	Ganesh Halade	Roberta Carroll	Steven Franco	Rama K. Vudutala
Rajesh Sethi	Alicia Karetsky	Santosh Varma	Don Reich	Prashanth Bodhe
Dr. Sunil				

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call/Pledge of Allegiance**

Mr. Castillo called the meeting to order at 6:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

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

Mr. Castillo welcomed attendees and thanked them for coming to discuss agenda items. He encouraged attendees to speak respectfully and refrain from personal comments.

**THIRD ORDER OF BUSINESS**

**Other Supervisors' Opening Comments**

Ms. Belyea welcomed all attendees and stated it is nice to see many new faces.

Ms. McIntyre urged new attendees to remain active and interested by attending meetings and viewing the highlights she sends after each meeting. She welcomed comments and input and noted that residents have the legal right to express their opinions. She disagreed with the CDD policy stating that Supervisors cannot read emails from residents into the record. She reminded everyone to treat others respectfully.

Mr. Acoff hoped that the attendees will gain a newfound respect for the Board's roles and responsibilities and the direction it will take moving forward. He noted the need to discuss the proposed Fiscal Year 2024 budget and determine priorities for the community's benefit.

Mr. Fontcha encouraged participation and a positive, respectful spirit for the meeting.

- **Pledge of Allegiance**

**This item, previously part of the First Order of Business, was presented out of order.**

All present recited the Pledge of Allegiance.

**FOURTH ORDER OF BUSINESS**

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

An unidentified resident stated he surveyed the opinions of Cory Lake Isles (CLI) residents regarding the proposed new gym. He submitted documents signed by residents and noted that over 90% of the residents he polled do not support a new gym or selling The Meadows. He asked the CDD to respect the opinions of these 850+ residents.

An unidentified resident opposed construction of a new gym and the proposed sale of The Meadows. He spoke with 200 residents and estimated that 98% of them oppose the gym and the sale of The Meadows. He noted that the CDD has a \$700,000 loan and expressed concern about more immediate needs and encumbering property owners with additional debt.

Resident Sreedhar Gauvavalli thanked the CDD Board for their service and asked them to make right, fiscally responsible decisions for the benefit of CLI residents.

Resident Dr. Siddique expressed his agreement with the previous comments and suggested tabling discussion of a new gym.

Resident Ganesh Halade thanked the Board for their service and encouraged them to focus on the betterment of the whole community and not just those that use the gym. He believes the CDD has ongoing debt and needs to save for emergencies and to maintain roads, pavilions, trees and lakes. He does not support the proposed new gym or a phone survey.

Resident Santosh Varma agreed with previous comments. He is concerned about communications and was not aware that a gym is being considered. He suggested email and standard communications are preferable to telephone, which might not be accessible to all.

Resident Rajesh Sethi found it appalling that a phone survey was considered because, in his opinion, the capital expenditure will burden residents and speaking to 100 residents does not adequately represent all residents. He suggested a mailing or in-person vote.

Resident Laymi Prosad agreed with prior comments. She is against selling The Meadows.

Resident Seema Verma agreed with previous speakers and wants greater transparency.

Resident Kishore Joga thinks the CDD's nice basketball, tennis, volleyball and soccer facilities are being abused by outsiders and he wants it to be stopped. He discussed security concerns that might have been caught on camera. He asked for controls to exclude nonresidents from special events. Ms. McIntyre noted that the proposed cricket tournament will be limited to CLI residents. She asked how often nonresidents use the facilities. Mr. Joga stated every day and residents cannot play as it is not monitored. Ms. McIntyre stated there are ways the CDD can address this and asked residents to email her about specific instances.

Resident Todd Apple discussed his engineering background and recommended asking Johnson Engineering to value engineer the weir reconstruction proposal to reduce costs. He suggested asking the South Florida Water Management District (SFWMD) if the lake water quality is adequate and if the SFWMD can propose a more cost-effective solution to get into compliance. He offered to help. He stated the proposed Fiscal Year 2024 budget includes \$75,000 for roads yet the Infrastructure and Landscape Committee recommends \$150,000. He is against constructing the gym.

Resident Karen Wolf agreed with the prior comments and stated she is against the gym, given the economic climate. She believes most residents oppose it, given so many signatures.

Resident Lilibeth Gorton asked the Board to be transparent and improve communication. She believes residents want to work together for the benefit of the community. She opposes expanding the gym and selling The Meadows.

Resident Roberta Carroll opposes expanding the gym. In her opinion, it is a bad investment as the current gym it is not crowded and it needs maintenance. She agrees with the July 11, 2022 statement of CDD Board Member Ann Belyea that one reason she stepped down from running for the CDD Board is that they were in agreement with what the CDD needs.

Resident Harry Ramphal suggested the Board vote on the gym to avoid more ongoing turmoil, given the opposition.

Resident Aha Khan stated he is against the gym and selling The Meadows. He accused CDD Board Members and Staff of having an agenda.

Mr. Castillo stated that the intent of the survey was not to build a gym; it was but to survey the will of the people. He asked residents to remain civil.

Resident Carlos Guzman noted the large response to this matter. In his opinion, the residents' feelings are clear and every Board Member should agree with the residents and, if any Board Members support building the gym or selling The Meadows, it might cause residents to suspect they have a financial interest. He asked that \$300,000 be repaid to the POA.

An unidentified resident attending via Zoom complained about audio difficulties.

Resident Rama Vudutala wants greater financial discipline and focus on needs, such as the weir project, versus wants. He encouraged the Board to listen to the residents.

Resident Alicia Karetsky stated she is against building a gym and selling The Meadows; she asked the Board for greater transparency with the budget and to avoid additional debt.

Resident Kara Greco complained that Mr. Adams did not update the format of the financials, inquire about the insurance policy on the roof or submit her comments for attachment to the minutes. She does not support the gym or selling The Meadows. In her opinion, Board is fiscally irresponsible and refuses to listen to residents.

Resident Don Reich thanked the Board; he appreciates the additional information in recent months. He thinks the petition increased participation and brought residents together. He questioned the necessity of the weir project and changes to the outflow of CLI's water. He recalled Mr. Castillo stating the purpose of the survey is to determine the will of the residents and suggested taking a vote tonight.

Resident Steven Franco recalled the past decision not to repair the gym and stated he does not support selling The Meadows. He expressed support for fixing the soccer field because he believes players have been injured and the field gets a lot of use.

Resident Kris Pocaró questioned the validity of the Triton Polling survey. She opposes the sale of the property, funding a gym and the survey. She thinks the entire community should be called multiple times. She questioned the survey results and asked for the survey data.

An unidentified resident thinks the CDD needs to be more strategic in decision making. She supports the gym and not selling The Meadows but is willing to abide by majority decision. She is in favor of a voting system and, in her opinion, the two issues should be addressed separately and the amount quoted for the gym should be scaled back.

Resident Yakov Medala thinks the CDD should abide by the majority decision. He is not in favor of telephone surveys.

Resident Ann Tonelli stated she has been in the real estate industry since 1984 and has been marketing homes in CLI since the late 90s. In her opinion, CLI's unique feature is the 365-acre fishable lake. She does not think CLI needs to match what other communities have but she supports focusing on maintenance and freshening the gym.

An unidentified resident thanked the Board for serving for the betterment of the community. He feels that the Board should look at funds first, rather than obtaining a loan, and should not spend funds on something residents do not want. He supports focusing on repairs and maintaining the soccer field, tennis courts and current facilities first.

Resident Dr. Sunil thinks the lake is the centerpiece of CLI and stated he was unaware that the CDD is considering selling The Meadows to pay for a gym. He feels that residents should be allowed to vote by paper or email. In his opinion, a larger gym is not needed.

Resident Mary McNeely voiced her opinion that a phone survey is not adequate for such a controversial matter, all residents should be surveyed and, to her, the survey questions were leading and some of her responses were not options.

An unidentified resident feels that it is important to determine the vision of CLI. He thinks that a new gym will not bring the peace and harmony that CLI residents want. In his opinion, 51% of the community will not agree on anything. He suggested tabling this matter.

An unidentified resident suggested renovating the existing gym. She does not support a phone survey and suggested a door-to-door survey or in-person voting.

Resident Riad Chehib thanked the Board and stated residents need transparency and what is best for the entire community. He believes the tennis courts need to be updated and the roads need maintenance.

**On MOTION by Mr. Acoff and seconded by Ms. McIntyre, with all in favor, terminating the survey and any associated activities related to building a new gym and the sale of The Meadows, effective immediately, was approved.**

Mr. Adams stated the Board can vote on the matter of requiring a 51% majority of votes in a General Election; however, he must research the matter of whether the Supervisor of Elections will permit something like this. He stated they can provide a roster of voters who participated in an Election and ballots could subsequently be sent if necessary.

The consensus was for the Board to vote on this matter and amend the motion at the next meeting, if necessary.

**On MOTION by Mr. Acoff and seconded by Ms. McIntyre, with all in favor, requiring the sale of any CDD land to be approved by 51% of voters participating in the latest General Election, was approved.**

Mr. Castillo stated the Board has agreed that the intention is not to place financial burdens on the CDD. He asked if residents would be in favor of reallocating unused space from the Cory Lake Beach Club to add additional square footage to the gym.

Discussion ensued regarding the need for additional space, conducting a comprehensive study of what residents prefer and offering full transparency.

Ms. McIntyre stated the petition signed by over 850 residents says “We the undersigned residents of Cory Lake Isles express our opposition to the construction of a new gym, any addition to the existing gym and the selling of the last undeveloped land in the community known as The Meadows. We ask our community leaders to stop any further discussion about building a standalone gym, selling The Meadows, etc.” Another section states “Instead of taking on debt to build a gym that is not supported by the community, we believe the CDD should establish and contribute to a Reserve Fund to pay for future repairs, maintenance and future planned projects.” She stated the prior vote effectively tabled discussion of those options.

Mr. Acoff suggested the Board streamline the priorities and present a document addressing the priorities and funds allocated. He thanked the residents for their input.

Ms. McIntyre encouraged residents to attend public hearings and share their priorities.

**The meeting recessed at 7:41 p.m., and reconvened at 7:51 p.m.**

**FIFTH ORDER OF BUSINESS**

**Staff Updates**

**A. Envera**

Mr. Adams stated the representatives from Envera and Allied Universal left the meeting.

Mr. Hall stated he will call Envera to verify if a new contact has been assigned.

Discussion ensued regarding possible upgrades to the access control system.

**B. Landscape Maintenance**

There were no updates.

**C. Allied Universal**

Ms. McIntyre recalled that Ms. Atwood was working on a best practices document of recommended security practices for CDD residents. Mr. Acoff thinks contact information needs to be updated. Ms. McIntyre believed guest lists and notification processes will be addressed. Mr. Hall stated there are many things to address but he is trying not to overload Ms. Atwood.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2023**

- **Check Register**
- **General Ledger**

Mr. Adams distributed updates to the Operating Fund reflecting netting out \$360,000 in carryover loan proceeds to represent the net fund balance for the current month and year-to-date. He presented the Unaudited Financial Statements including three month working capital, Unassigned funds and ending Fund balance of approximately \$1.927 million.

Mr. Castillo asked if corrections will be included in the record. Mr. Adams replied affirmatively. He responded to questions about fund balance and noted that budgeted revenues were 96% collected as of the end of March, with one month to go, due to the Governor's Emergency Order extending payment deadlines for property taxes.

Mr. Castillo questioned the \$9,450 “Miscellaneous field expense” on Page 3. Mr. Adams believes it is related to the boat; he will research and confirm.

Ms. Belyea asked for a monthly Uses Report for the \$700,000. Mr. Adams stated nothing has been charged against it; he will email it to Board members. Ms. Belyea asked why the “Beach club office supplies” line item is at 100% of budget. Mr. Adams will find out and advise.

Regarding “Irrigation-maintenance”, Mr. Hall stated he is working with the Accounting Department and the contractor to correct a coding error. He thinks most of the expenditures should be recoded to “Well maintenance – irrigation”.

Mr. Adams confirmed that remaining funds from 2022 are included in Fund Balance. He will establish three separate Truist accounts for the funds in order to qualify for FDIC insurance.

Discussion ensued regarding funds held in the Operating Account, 3-months working capital and Unassigned funds.

Mr. Adams stated public funds banking requires additional monthly analysis performed by public depositories, such as Truist; fees will likely exceed interest earnings. He will provide several investment options in advance of the next meeting.

Ms. Green stated that she and Mr. Hall discussed a better means of tracking funds and a sheet was developed to document receipts.

Employee credit card management, expenditures and procedures were discussed.

Mr. Hall stated, when he took over the cash box on May 1, 2023, it contained approximately \$500, \$350 of which was a cash deposit for a rental despite the fact that rentals should be paid for by check. He deposited \$420 of the cash today. He reviewed video footage and determined that an unauthorized individual accessed the cash box. The footage is preserved should the Board wish to pursue the matter. While managing the cash box was not initially one of his responsibilities, in doing so he discovered irregularities that must be addressed. Mr. Adams stated the policy requiring checks should be firmly implemented; that was how he understood it was being handled. He stated auditors only check transactions, not processes; the policy needs to be enforced as stipulated in the rental agreement.

Event sponsorships, enforcing the policy requiring checks or credit cards only for rentals and the need for procedures and checks and balances were discussed.

Mr. Hall stated the document will be modified to stipulate that only checks and credit cards will be accepted. Mr. Adams will develop policies to be implemented.

Ms. Green discussed her commitment to addressing the issues with Mr. Hall and employees. She discussed her qualifications and experience in property management.

The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2023-04 and explained the annual budget preparation, deliberation, public hearing and adoption process. The proposed Fiscal Year 2024 budget will be developed and refined further at the meetings leading up to the public hearing.

**On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with all in favor, Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 17, 2023 at 6:00 p.m., at Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Discussion: Employee Handbook and Policies**

Mr. Adams presented an updated version of the Employee Handbook and policies.

Discussion ensued regarding the requirement for exempt employees to accrue comp time in lieu of overtime.

It was noted that accrued hours, for hours worked in excess of 80 hours per pay period, can be during the prior pay period or within the same pay period and must be used no later than the following pay period. Mr. Adams will insert the verbiage where appropriate.

Mr. Adams reviewed vacation time, sick time and holidays, on Pages 17 and 18.

The following changes were made:

Page 18, Section 7.3, bullet list: Add Juneteenth

Page 18, Section 7.3: Change “may change as necessary based on business needs” to “are set by Federal and State law, as may be amended from time to time”

Page 22, Section 8.1: Delete “The only exception to this prohibition applies to possession and moderate consumption of alcohol at District sponsored and approved social functions.”

Page 24, Section 8.4” Delete: “All employees are issued uniforms. Employees are required to report to work wearing their uniforms.”

Ms. McIntyre suggested developing policies for debit card use, workplace safety and confidentiality. Mr. Adams stated all documents available to employees are public records. Ms. McIntyre suggested policies related to safety training, CPR certification, technology and Facebook training, customer service training and drug testing. She noted the need to compile Material Safety Data Sheets (MSDS) and job descriptions and suggested employees sign employment contracts requiring them provide two to four weeks advance notice when quitting. She suggested an emergency response plan be developed.

**On MOTION by Mr. Castillo and seconded by Ms. Belyea, with all in favor, the Cory Lakes CDD Employee Handbook, as amended, was approved.**

Discussion ensued regarding implementing an employee drug testing policy.

Mr. Adams noted that the Employee Handbook provides that employees must submit to drug testing in the event of an accident or if there is cause to believe that an employee may be under the influence.

**On MOTION by Mr. Castillo and seconded by Ms. McIntyre, with all in favor, requiring pre-employment drug testing for all new employees, was approved.**

Discussion ensued regarding the procedures and costs to implement drug testing.

**On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, rescinding the requirement for pre-employment drug testing for all new employees, was approved.**

**NINTH ORDER OF BUSINESS**

**Continued Discussion: Community Survey Regarding Building a Gym Vs Adding on Beach Club Vs No Gym**

Mr. Adams stated it is not necessary to discuss this any further. The survey was not done yet because the contractor required payment in advance. He expects a bill for the preliminary research but will negotiate it down as much as possible.

**TENTH ORDER OF BUSINESS**

**Continued Discussion/Consideration of Food Safety Waiver Form for CDD Events**

Mr. Adams stated the intent of the waiver is for the event organizer to acknowledge the liability associated with preparing and serving any food.

The following changes will be requested:

Item 3: Define “foodstuffs”

Change “I agree to assume all risk.” to “I agree to assume liability for any risk.” and make that sentence more descriptive and include medical terminology.

Add a signature line for “Event Organizer” or “Responsible Party”

**On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with all in favor, the Food Safety Waiver Form for CDD Events, in substantial form and subject to edits and the revisions requested, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Discussion/Consideration of License Agreement for Using CDD Property for Business**

Mr. Adams stated this Agreement will apply to swim instructors and tennis coaches providing services on CDD property.

The following change was made:

Section 13: Change “without cause with 10 days” to “without cause with 30 days written notice, and with cause with 10 days”

Mr. Adams noted that all documents between the CDD and the party entering into the agreement are public records.

Mr. Adams stated automatic renewal can be removed; actual terms will be defined on a case-by-case basis.

The consensus was not to include exclusivity.

Discussion ensued regarding including a rule requiring a contract for all coaches. Mr. Adams stated this will be added to the CDD Rules and Regulations.

Ms. McIntyre suggested requiring insurance when a coach volunteers to provide a free class. She noted that a dance teacher is holding classes without reserving a room and suggested a policy be developed and/or enforced. Mr. Adams stated the language included in the Rules and Regulations might need to be revised slightly. Mr. Adams stated the dance instructor will be required to submit a Certificate of Insurance (COI) and reserve a room in advance.

Discussion ensued regarding coaches working with and without a contract and negotiating the percentage to be paid to the CDD on a case-by-case basis.

Mr. Adams noted that any business wishing to enter into an Agreement with the CDD must make a presentation to the Board, as previously decided by the Board.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Facility Usage Agreements for Cricket and Table Tennis Tournaments**

Ms. McIntyre presented the Facility User Requests for the cricket and table tennis tournaments.

Discussion ensued about the Beach Club Facility Agreement and the need for a waiver.

Mr. Adams discussed the indemnification on Page 4 of the Rules and Regulations for all Amenity Facilities, amended March 4, 2013, which is signed by all homeowners as part of the Welcome Package. It protects against loss, destruction of property and instances of personal injury.

The need for revisions to the Agreement and the CDD's ownership of sports facilities and coverage for general, public usage were discussed.

**On MOTION by Ms. McIntyre and seconded by Mr. Castillo, with all in favor, the Facility Usage Requests and Agreements for the Cricket and Table Tennis Tournaments, were approved.**

- **Consideration of Beach Club Facility Agreement**

Mr. Hall stated after-hours access control will be managed by issuance of a temporary access code to the authorized user.

**On MOTION by Ms. McIntyre and seconded by Ms. Belyea, with all in favor, the Beach Club Facility Agreement, was approved.**

Discussion ensued regarding the alcoholic beverage policy.

**THIRTEENTH ORDER OF BUSINESS**

**Update: Status of Letter to Discussion Regarding Cachet Homeowner Alterations to CDD Retention Area**

Mr. Adams stated he did not receive a response from District Counsel.

Mr. Hall stated when regrading his property to raise its elevation, a homeowner filled in a CDD drainage structure. Mr. Castillo noted the homeowner agreed to make the repairs. Mr. Hall noted that engineers might be hesitant because the scope of work involves CDD property and the SFWMD permit. Mr. Adams will contact District Counsel regarding the demand letter.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of MRI Inspection, LLC, Estimate #4088 for 2023 Inspection**

Mr. Adams presented the MRI Inspection, LLC (MRI) estimate for inspection of blockages, cracks, leaks and preparation of a proposal for cleanout of blockages above a 25% threshold. The weirs are excluded from this proposal; discussions are underway regarding a separate proposal that might be developed in conjunction with another contractor.

Mr. Acoff asked if the modifications to the SFWMD permit discussed earlier present an issue. Mr. Adams stated the dry retention area required by the SFWMD permit is in a compromising position and an urgent item to address. The difficulty obtaining proposals is due to the small scope of work; it is less about water quality than about downstream discharge. The SFWMD is aware that the CDD is working to correct the weirs and, once that is done, Mr. Chang can sign and seal that the CDD is in compliance with permits.

The extent of the weir project was discussed.

Mr. Castillo asked if an inspection like the one proposed was done in the past. Mr. Hall believed an inspection was done when Mr. Chang was engaged six to seven years ago. Mr.

Adams stated it is generally done every five years but some CDDs have annual inspections. Mr. Hall stated the inspection is necessary to prepare a proposal for cleanup.

**On MOTION by Ms. McIntyre and seconded by Ms. Castillo, with all in favor, MRI Inspection, LLC, Estimate #4088 for the 2023 Inspection of storm structures, in a not-to-exceed amount of \$8,500, was approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Weir Replacement Project Proposals (under separate cover)**

This item was discussed in conjunction with the Fourteenth Order of Business.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

**On MOTION by Ms. McIntyre and seconded by Mr. Castillo, with all in favor, Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.**

**SEVENTEENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Ms. Thompson distributed and presented the minutes of the May 16, 2023 Safety and Security Committee meeting. She noted the following:

- Future meeting minutes will be sent to Mr. Adams for inclusion in the meeting agenda.
- An annual safety and security awareness calendar will be developed to help highlight safety and security issues for CLI residents.
- A homeowner expressed concern about solicitors in CLI. Members discussed developing guidelines for residents to address soliciting.
- Meetings will be held monthly. An additional meeting will be held on May 23, 2023 at 6:30 p.m., in the Beach Club. Mr. Adams and Mr. Hall were advised for public noticing purposes.

Asked what the CDD can do to assist, Ms. Thompson stated cooperation is needed. Security personnel are not present and did not provide a report. She stated residents are concerned about safety and security. Ms. McIntyre stated Staff can help the Committee by promoting events and sharing information. Mr. Castillo thanked Ms. Thompson.

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

An unidentified resident stated the Committee wondered if the \$40,000 in the roadways budget can be used to replace the road from the gatehouse to Cory Lake Drive. He estimated a 250’ section can be replaced and asked for the Fiscal Year 2024 road repairs budget to be increased to at least \$150,000. Regarding the discussion regarding expanding the gym, Mr. Hall had provided an estimate to double the space by closing off a portion of the Beach Club, which would allow the amount of available space to be doubled at a cost of approximately \$40,000.

Discussion ensued regarding proactive roadway repairs and qualified contractors.

Mr. Hall stated the current contractor installed the roadways but many contractors will not install paver roadways. Mr. Acoff and Mr. Apple will help in finding contractors.

**C. Other**

**EIGHTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: April 20, 2023**

**I. Summary of Motions**

**II. Regular Meeting**

The following changes were made:

Line 67: Delete “She stated”

Lines 68, 69, 70, 71, 72: Delete

Line 74: Insert “Ms. McIntyre quoted the Triton Polling and Research engagement letter as proof that her comments in her email to residents was accurate” after “record”

Line 271: Insert “gas” after “the”

**On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with all in favor, the April 20, 2023 Summary of Motions, as presented, and April 20, 2023 Regular Meeting Minutes, as amended, were approved.**

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

B. LAF Committee: May 1, 2023

C. Other

**NINETEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Engineer: Johnson Engineering, Inc.

There was no report.

B. Facilities Manager: John Hall

- **Update/Consideration of Proposals for Monument/Entry Improvements**

Mr. Hall presented the May 2023 Activity Report. For the past month he has been addressing office management discrepancies in addition to managing facilities. Many procedural and training issues have been addressed with Ms. Green and gate staff and many gate errors resulting from rental properties with multiple owners were resolved.

Mr. Acoff thanked Mr. Hall for assuming these additional responsibilities. He asked Mr. Hall if he is behind in his tasks and primary responsibilities that might adversely affect the community. He wants to ensure Mr. Hall has been compensated and has what he needs in the coming months to prepare for hurricane season, vacations and work-life balance. Mr. Hall expressed confidence in Ms. Green and working together to manage issues.

Ms. McIntyre discussed difficulties experienced during a recent staffing shortage and support, training and scheduling issues, and financial findings. Mr. Adams will meet with Mr. Hall to address financial matters and take any necessary corrective actions.

Discussion ensued regarding on-site reporting and supervisory structure.

Mr. Adams noted that the District Manager does not provide field management services but supports on-site staff; the current model has worked well for many years, until just recently. Mr. Hall expressed confidence in Ms. Green's abilities and stated he is willing to help her get the office back on track.

Mr. Fontcha asked when the dead tree across from the entrance will be removed. Mr. Hall stated he approved the proposal and it is scheduled to be removed. Tree removal services for homeowners are not provided.

Mr. Hall will obtain a proposal to change the pool gas lines.

Mr. Hall stated Morris Bridge was damaged two days after it was repaired; a partial license plate number was captured. Gates are operational at this time.

**C. District Counsel: Straley Robin Vericker, P.A.**

There was no report.

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

- **Update: Capital Infrastructure Re-Investment Plan**
- **2,249 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 15, 2023 at 6:00 P.M.**
  - **QUORUM CHECK**

Mr. Adams stated the insurance on equipment was removed. He will provide amortization schedules for the Gator and the two trucks.

Discussion ensued regarding gate staff and the need for the rover to monitor proactively and address parking violations.

Mr. Acoff pointed out that it is not Mr. Hall’s job to micromanage security staff. Mr. Hall stated that is Ms. Atwood’s responsibility.

**TWENTIETH ORDER OF BUSINESS**

**Other Business**

There was no other business.

**TWENTY-FIRST ORDER OF BUSINESS**

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

An unidentified resident asked for an email to be sent advising that cash will no longer be accepted. He asked for the marquee to be updated to reflect the current meeting date.

A resident asked if a lien can be placed on the property that is in violation of the SFWMD permit. Mr. Adams stated a legal response is required.

**TWENTY-SECOND ORDER OF BUSINESS**

**Supervisors’ Requests**

Ms. McIntyre voiced concern that Mr. Adams did not responded to her email requests.

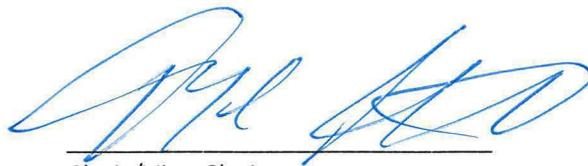
**TWENTY-THIRD ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned at 10:59 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair