

1 **MINUTES OF 12/21/23 REGULAR MEETING**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development District
5 was held Thursday, December 21, 2023 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa,
6 Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM, at
7 <https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>,

8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837 3143
9 1918, Passcode: 123456.

10 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

11 Chairman Castillo called the meeting to order at 6:25 p.m., then led everyone in reciting the Pledge of
12 Allegiance.

13 Present and constituting a quorum were:

14	Jorge Castillo	Board Supervisor, Chairman
15	Ann Belyea	Board Supervisor, Vice Chair
16	Ronald Acoff	Board Supervisor, Assistant Secretary
17	Rene Fontcha	Board Supervisor, Assistant Secretary
18	Cynthia McIntyre	Board Supervisor, Assistant Secretary

19 Also present were:

20	Larry Krause	District Manager, BREEZE
21	Patricia Thibault (<i>via Zoom</i>)	District Manager, BREEZE
22	Vivek Babbar	District Counsel, SRV
23	John Hall	Facilities Manager, CLI
24	Dominique Green	Office Administrator, CLI
25	Bob Burbank	General Manager, Allied Universal
26	Joe LoBianco	Senior Regional VP, Allied Universal
27	Steve Small	Account Manager, LMP
28	Sheryl Springer	POA President, CLI

29 *The following is a summary of the discussions and actions taken at the December 21, 2023 Cory Lakes CDD*
30 *Board of Supervisors Regular Meeting.*

31 **SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

32 The Chairman thanked everyone and wished them happy holidays.

33 **THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

34 Supervisor Acoff greeted everyone, wished them happy holidays and a happy new year, and stated that
35 he wanted to build trust with the residents.

36 Supervisor McIntyre welcomed everyone and wished them happy holidays and a happy new year. She
37 said that the Board would need to make changes to the budget as they move forward to 2024. She added that she
38 was there to represent the community and wanted to know how they feel about issues involving the community.

39 Vice Chair Belyea welcomed all to the meeting and thanked them for attending.

40 Supervisor Fontcha thanked all for attending and said he looked forward to a good meeting and year.

41 **FOURTH ORDER OF BUSINESS – Audience Comments**

42 Chairman Castillo opened Audience Comments.

43 Mr. Shah wished all well for the new year. He addressed the Board on non-agenda items and read, in
44 part, from a prepared statement about the defamation email from Mr. Babbar, who suggested he submit his
45 statement for filing in the District's records.

46 Mr. McDonald thanked all for serving on the CDD Board. He noted that costs must be controlled and
47 suggested compiling a list of staff members to include their job responsibilities and approval authority. He
48 suggested seeking opportunities to reduce costs, including a review of office hours. He also asked if community
49 events are needed and applauded the Board for changing auditors.

50 Mr. Tatem discussed the landscaping exhibit and contract, including questions on governance, oversight,
51 approval, and termination. He also suggested including contract amounts on the agenda and mentioned possible
52 benefits of reviewing the contract approval process.

53 Mr. Ramphal said that the holiday decorations were nice and asked how Form 6 affects the Board. Mr.
54 Babbar advised that Form 6 does not apply to Special Districts.

55 Mr. Guzman addressed the Board concerning non-agenda items.

56 Mr. Foster asked about the depth of scope for the discussion concerning the defamation email agenda
57 item. Mr. Babbar advised the email was included in the packet for the record, and for residents and Supervisors
58 to understand the roles and responsibilities of all individuals in the community as it pertains to the CDD.

59 Mr. Santana noted that the District is in a difficult financial situation and questioned why two people
60 are handing out stickers from the office.

61 **SIXTH ORDER OF BUSINESS – Vendor Updates**

62 *This item was addressed out of order.*

63 **A. Envera**

64 *There being none, the next item followed.*

65 **C. Allied Universal**

66 *This item was addressed out of order.*

67 Allied noted that three (3) updated proposals were submitted and that the goal was for them to get to
68 market wages. Supervisor McIntyre asked why the wages go up with each proposal. Allied said that they
69 are trying to increase the wages and share the profits with their staff. They mentioned that there is a
70 catch-up term from pre to post-COVID.

71 1. Exhibit 5: Updated Proposals

72 Supervisor Acoff asked why there were three different pay rates for staff per the three proposals.
73 Allied responded that the difference is the quality of the officer working the gate. Supervisor McIntyre
74 said that if staff hours were reduced, the District would need to add cameras and other technology. She
75 also questioned Allied for sharing District savings with their staff. Allied said that they could flatline the
76 hourly rate. Supervisor Acoff inquired if they could redirect all visitors to one gate after hours. Allied
77 answered yes.

78 Chairman Castillo commented that he liked the 24-hour manned gates when he moved in. He
79 thought that most of the community wanted a manned gate with less technology. He asked when the
80 newer prices would go into effect. Allied responded January 1. Chairman Castillo said the District is not
81 budgeted for the increase. Allied informed the Supervisors that they do not control the wages. Vice Chair
82 Belyea said that the company controls the profit. Allied asked what hours the Board prefers. The Board
83 stated it wanted to stay at the current level of hours.

84 Supervisor McIntyre asked what would happen if the District did not change service. Allied
85 answered that they would try it and see what happens. Supervisor McIntyre told them that the residents

86 wanted to know what they are paying for. She said that they might look at getting other quotes from
87 other security companies. Allied clarified that the District had given one raise in the last three years.

88 Supervisor Acoff asked what a good comprise would be for wages; Allied replied \$16.00 to
89 \$17.00 per hour and noted that the District is currently paying \$15.00 per hour. Supervisor Fontcha said
90 that they are in a difficult financial position and cannot find the money at this time. He suggested tabling
91 the proposals to the next budget cycle, and Allied agreed.

92 Ms. Thibault noted that the \$40,000 difference in the cheapest option cannot be supported by
93 the current budget and suggested that Allied profit margins be adjusted. Ms. Thibault advised that the
94 budgetary process starts in April and invited Allied to bring back new proposals then.

95 **B. Landscape Maintenance Professionals (LMP)**

96 *This item was addressed out of order.*

97 Mr. Small addressed the Board, who asked to table the contract and fuel surcharge items until the
98 meeting on January 18th. Chairman Castillo asked Mr. Small to work with Mr. Hall and Mr. Krause to invite the
99 people he would recommend could review and discuss the contract. Mr. Krause said that the official invitation
100 would be sent to LMP for discussion of these items.

101 Mr. Small discussed some community updates. Supervisor McIntyre advised that the Board had
102 requested a cost for removing and adding the mulch. She asked Mr. Hall if he was tracking costs. Mr. Hall
103 answered that he is.

104 Supervisor Acoff asked where LMP is compared to where they wanted to be at this point in the year.
105 Mr. Small said that they normally start cutbacks in February, but will start earlier this year, so they are ahead of
106 schedule. Mr. Small stated he felt they were at 90% or better.

- 107 1. Exhibit 2: LMP Contract - 11/22/2019
- 108 2. Exhibit 3: LMP Contract - 2/1/2023
- 109 3. Exhibit 4: Discussion on Fuel Surcharge

110 **FIFTH ORDER OF BUSINESS – Financial Items**

111 **A. Exhibit 1: Acceptance of the October 2023 Unaudited Financial Statement**

112 *This item was addressed out of order.*

113 Ms. Thibault advised that the Board should have received the most updated financials in hard copy. She
114 presented the balance sheet and said that they have now assigned \$360,000 for the WEIR remediation efforts
115 and noted several other updates. She also noted there was less revenue for October and that she expected the
116 District to receive more in late November.

117 Supervisor Acoff asked about a balance in the amount of \$67,567.52. Ms. Thibault said that the District
118 has a bit over \$700,000 for their total cash position. Supervisor Acoff asked about the outlook for the burn rate
119 in November based on trends he sees. Ms. Thibault said that they are close to the \$180,000 to \$200,000 mark
120 for their November burn rate, but that includes a \$50,000 insurance payment. She then pointed out the balance
121 sheet for assessments receivable. Supervisor Acoff requested page numbers for the financials. Ms. Thibault
122 advised she can do that and also number the rows going forward.

123 Supervisor McIntyre inquired if vendor payments are being held due to the current financial situation.
124 Ms. Thibault answered that this was not the case and added that the District has undergone the budgetary process
125 to set aside funds in working capital. Supervisor Acoff asked if they can get a rough estimate of the costs for
126 December to know if immediate adjustments are needed. Ms. Thibault said that she will incorporate a dashboard
127 showing the current charges, average monthly expenditures, and projected costs, and will also include a bar

128 graph representing expenses in relation to the budget in the next month. She noted that the financial issues for
129 the fiscal year 2023 should be closed and that she can determine the amount needed and present it to the Board.

130 Supervisor Acoff asked about Ms. Thibault's assessment of the District, and whether they are in a better
131 financial situation, given the limitations and the current management. Ms. Thibault said that she expected to
132 have a flatline budget and possibly some savings. Ms. Thibault said that they would review the financial
133 performance in detail by mid-year in March, for the Board to be fully aware of the financial status of the District.
134 She added that a variance report to discuss anything over 10% will also be provided.

135 Supervisor Acoff asked Mr. Hall and Ms. Green if there are repairs or other expenses needed that will
136 impact the budget. Ms. Green said to allot paper and ink for the agenda books. She informed Supervisors that
137 some residents come into the office occasionally to print items as well.

138 Supervisor McIntyre asked Ms. Thibault about Mr. McDonald's concern during the Audience
139 Comments on having two (2) people working in the office. Ms. Thibault was not on the line at this time.
140 Supervisor Acoff suggested letting Ms. Green investigate and see if she could restructure the office. Supervisor
141 Fontcha asked what the financial impact is if they have two (2) people in the office. Supervisor Acoff asked Ms.
142 Green to evaluate and seek a resolution. Ms. Green stated that most staff do not work full days unless it is going
143 to be a busy day, and noted the operating hours and explained that some hours are being covered by other staff.
144 Supervisor Acoff acknowledged that there will be overlap at times, which is understandable and part of
145 management, and suggested that if it is not working, adjustments will be made. Chairman Castillo commented
146 that there is a need to assess while keeping the service that the community would like to have. He noted that
147 before Ms. Green arrived, residents would go to the administration office and find it closed, as no one was there
148 to cover if the staff was sick, or Mr. Hall was out in the field. He advised all to be prudent with the budget and
149 asked if the level of service would be lowered to where people have concerns, and Supervisor Fontcha shared
150 that concern.

151 Supervisor McIntyre asked Mr. Hall if the office used to be open past 7:00 p.m., and Mr. Hall confirmed
152 that it was open until 9:00 p.m. Supervisor Acoff spoke of the current system and how it provides residents the
153 service level needed, and suggested that adjustments can be made to improve the process, if necessary, without
154 compromising service and controlling the cost at the same time. Supervisor McIntyre suggested that it might be
155 an advantage to keep the office open until 9:00 p.m. to monitor the facility. Mr. Hall said that people complained
156 before that office staff were doing other tasks. Chairman Castillo recommended keeping the office open until
157 7:00 p.m. unless residents raised concerns, and then the Board would revisit this item.

158 Chairman Castillo asked Ms. Thibault about the representation of non-spendables on the balance sheet
159 in the amount of \$55,969.00. Ms. Thibault clarified that that is for the total of the Prepaids and Deposits. She
160 added that these are assets of the District, but that the Board does not have access to it to spend at this point.

161 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted the
162 **October 2023 Unaudited Financial Statement**, for the Cory Lakes Community Development District.

163 **B. Consideration / Acceptance of the Audit Committee's Recommendation for Auditor Services**

164 The Audit Committee recommended DiBartolomeo, McBee, Hartley & Barnes, PA, for auditing
165 services. Vice Chair Belyea made a motion to accept the recommendation.

166 On a MOTION by Ms. Belyea, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board accepted the
167 **Recommendation of the Audit Committee to Name DiBartolomeo, McBee, Hartley & Barnes, PA as The**
168 **District's New Auditors**, for the Cory Lakes Community Development District.

169 **SEVENTH ORDER OF BUSINESS – Business Items**

170 **A. Exhibit 6: Access Central Barrier Arm Proposal for Cross Creek - \$7,082.14 – This item was**
171 *previously presented.*

172 Supervisor Acoff noted that The Board previously decided to table this proposal to the 3rd Quarter of
173 2024, either to April or May.

174 **B. Exhibit 7: UPDATE – Special Meeting between CLI POA & CDD, re: Community Covenants**
175 **& Bylaws – Setting a Meeting Date – This item was previously presented.**

176 Mr. Krause discussed and confirmed that the Special Meeting will be held on January 11, 2024, at 6:00
177 p.m. at the Cory Lake Isles Beach Club.

178 **C. Discussion: Changing District Rules to Policies – This item was previously presented.**

179 Mr. Krause said that this item was brought up because the policies, rules, and procedures need to be
180 updated, and District Counsel suggested a more convenient process. Mr. Babbar said the Board could notice its
181 desire to rescind the rules and procedures in favor of adopting policies and would need to publish an ad in a local
182 newspaper advertising either 10 days' notice or 29- and 28-days' notice, depending on the changes it wished to
183 make. Mr. Acoff asked District Counsel to provide more information. Mr. Babbar explained that the rules require
184 a formal process to allow the changes for fees and policies which involves a public hearing and a 29- and 28-
185 day notice, and added that if updates would be applied on the policies and not on the fees, then only the 10-day
186 notice would be necessary.

187 Supervisor McIntyre stated that the rules need to be changed because they are outdated, and Mr. Babbar
188 recommended that the Board review them internally and provide the District Manager with a copy of their
189 individual recommendations. Supervisor McIntyre clarified the suggestion to rescind the rules and make them
190 policies, and Mr. Babbar agreed. Mr. Babbar restated his recommendation and added that this will be included
191 in the agenda at the February meeting, and Chairman Castillo concurred. Supervisor McIntyre suggested Mr.
192 Hall and Ms. Green also review the rules and procedures. She also advised that before District Counsel reviews
193 them, the Board and staff should have already discussed and made changes.

194 Chairman Castillo agreed to have Mr. Hall and Ms. Green provide their inputs on the matter for
195 improvement. Vice Chair Belyea asked if the District has the Beach Club Usage Agreement for the residents to
196 sign. Chairman Castillo said that this will be discussed further in Item F. Ms. Green inquired if the mentioned
197 Agreement should be provided because there is no decision yet regarding its rules and policies and if this will
198 be added to the amended document. Mr. Babbar informed them that policies do not include agreements.
199 Supervisor Acoff suggested that both the staff and the Board should review the recommended revisions and
200 noted a template for Mr. Hall and Ms. Green to work on. Supervisor Fontcha agreed and mentioned staff
201 checking for redundancies first. Chairman Castillo said that the template District Counsel would share with staff
202 could provide new insights as well. Supervisor McIntyre summarized the discussion to state that Mr. Hall and
203 Ms. Green and all Supervisors would review the current Rules and Procedures and make their individual changes
204 and then provide that information to the District Manager by the February meeting. Mr. Babbar asked if he
205 should send the template; the Board said he should send it to all of them.

206 **D. Discussion: Billable Hours by Attorney**

207 Supervisor McIntyre addressed the Chairman and said that several residents are reaching out directly to
208 District Counsel. She asked if there is a need to raise legal fees because he is responding to the residents and if
209 all emails should come to the District Manager or Supervisors before sending them to District Counsel. Mr.
210 Babbar said that, in coordination with the District Manager, the budget was increased to let District Counsel
211 address District concerns before they turn into bigger issues. He informed Supervisors that he assesses the
212 subject matter of the email and what actions are to be taken. He also mentioned that he works with Ms. Thibault
213 and Mr. Krause when needed. Mr. Babbar noted it is his practice not to bill the District when individuals email
214 him.

215 **E. Discussion: MJS Tennis and Sports Proposal for Basketball Classes**

216 Supervisor Acoff recalled and wanted to confirm the process about forms to be filled out and submitted
217 to the Board for its evaluation. Supervisor McIntyre requested to put this on the agenda and asked Ms. Green if

218 she had the form. Ms. Green answered that she did not have the form. Chairman Castillo mentioned that there is
219 a form that Ms. Evans used for vendors, who provide their Certificate of Insurance (COI) and other details
220 needed. Mr. Hall stated that the form is saved on the office computer. Chairman Castillo recommended tabling
221 this item until completed forms are provided by the staff and submitted back to the Board, and the Board agreed.
222 Supervisor McIntyre suggested Ms. Green develop a procedure for this and post it in her office. Ms. Green
223 informed Supervisors about the current process, wherein residents submit a request that she then presents to the
224 Board. She asked Mr. Hall to show her the form. Supervisor Acoff acknowledged that a system should be put
225 into place to make this work. Supervisor McIntyre asked Mr. Krause if he had a copy of procedures from other
226 communities that Ms. Green can use as a guide. Mr. Krause said that he would check with Ms. Thibault and get
227 back to her.

228 **F. Discussion: Review of all Forms Currently Used by the CDD Office for the Use and Rental of**
229 **the Beach Club (BC)**

230 Supervisor McIntyre said that she asked to have all the forms put on the agenda because she had asked
231 office staff on two separate occasions in the past four weeks about the process to use the facility for free and was
232 told that she needed to pay \$150 for 2-hour usage. She asked Mr. Babbar about the Liability Agreement and if all
233 members of an active group needed to fill it out, and he confirmed that was the case. She then asked if everyone
234 who wanted fingerprint access to the facility needed to submit the Liability Agreement. Ms. Green advised that
235 there are two forms: the Liability Agreement for people and groups engaging in activities, and Mr. Hall added
236 there is also the Access and Use Agreement that would be required to be signed by everyone seeking fingerprint
237 access. Supervisor McIntyre said that on page 103 of the agenda, the Beach Club 2-Hour Usage Agreement
238 allows people 14 years of age or older to use the Beach Club. Supervisors advised that document should not be
239 used by staff in its current draft, as it also limits guests to 25. Vice Chair Belyea confirmed that there is free
240 usage of the facility for non-exclusive use, and that residents can make reservations in the office. Ms. Green
241 confirmed this and explained the differences between some of the forms and added that staff needs to be advised
242 as to what forms to use. Supervisor McIntyre agreed and noted that is why these items were on the agenda to be
243 discussed. Supervisor Fontcha asked if they needed a form for non-exclusive two-hour use, and Vice Chair
244 Belyea stated she felt they did not.

245 Mr. Hall said that people ask him all the time why they should fill out a form when they can just use the
246 Beach Club until 9:00 p.m. Vice Chair Belyea stated that there should only be a rental agreement for exclusive
247 use. Supervisor Acoff suggested that if someone wants to use the facility for two hours, they should be able to
248 schedule that for a specific area of the Beach Club. Supervisor McIntyre said the current system is potentially
249 chaotic and that they should return to having people fill out a reservation form and have staff review and organize
250 people accordingly, as this was previously done successfully. She reiterated that things need to be scheduled.

251 Mr. Hall provided a hypothetical scenario wherein multiple groups were in the facility and one group
252 was being disruptive, and how it would be easier for the Rover and Security to ask that disruptive group to leave
253 if there were reservations in place. Supervisor McIntyre said the previous system worked and that all they needed
254 to do was update the two-hour use agreement. Mr. Hall made an argument for having an agreement in place as
255 well to assist staff in enforcement. Vice Chair Belyea asked if an agreement was needed, or if residents could
256 just visit the office and talk with staff to make a reservation. Supervisor McIntyre said an agreement was needed
257 because it would include action items to be undertaken by the user, such as taking out their trash. Chairman
258 Castillo said he supported staff and wanted to pursue whatever course works best and makes staff's jobs easier
259 and simpler, but that he does not want paying residents turned away from the Beach Club. Supervisor Acoff said
260 that some controls need to be put in place.

261 Mr. Babbar said that his understanding was that an agreement would provide guidance to the Rover to
262 prioritize the needs of those who have an agreement in place over those who do not. He added that if two groups
263 have agreements and one is being disruptive, staff should use their reasonable and best standard to apply any
264 enforcement and not have to call Mr. Hall. Supervisor McIntyre reviewed the discussion and said she heard that
265 it is necessary to have a 2-Hour Usage Agreement, and Chairman Castillo agreed if staff felt it would be needed.

266 Supervisor McIntyre said the form on page 103 needed to be updated. Mr. Babbar stated that some forms need
267 to be revised and include a non-exclusive reservation to the Two-Hour Usage Agreement. Supervisor McIntyre
268 offered to rewrite the agreement with the help of Mr. Hall and Ms. Green and present it at the next meeting, and
269 the Board agreed. Mr. Babbar proposed the verbiage be revised from “Usage Agreement” to “Non-Exclusive
270 Reservation Agreement.”

- 271 1. Exhibit 8: BC 2-Hour Usage Agreement
- 272 2. Exhibit 9: BC 2- or 6-Hour Rental Agreement
- 273 3. Exhibit 10: BC Rental Office Assistant & Party Attendant Checklists
- 274 4. Exhibit 11: BC Access to and Use Agreement for Fingerprints

275 Supervisor McIntyre clarified the age permitted to use the facilities as shown on page 113 of the agenda.
276 Mr. Babbar referred to the Fair Housing Act, wherein one cannot restrict access based on age alone unless
277 insurance recommendations and guidance provide that direction. Supervisors asked the Board if they could let
278 Ms. Green use the form on page 103 until updated, and the Board agreed.

- 279 5. Exhibit 12: BC Risk and Liability Waiver

280 **G. Exhibit 13: Discussion – Review of District Rules and Regulations Currently posted on the**
281 **CDD Website**

282 *This item was included in the discussion of the previous items.*

283 **H. Exhibit 14: Discussion – Insurance Letter Regarding Allowing Parking at the Morris Bridge**
284 **Entrance**

285 Mr. Krause discussed the area involved at the Morris Bridge Gate and the response of the insurance
286 company. Chairman Castillo said that his understanding of the insurance response is that the District has a
287 significant liability, and Supervisor McIntyre agreed. Mr. Babbar recommended creating a notice and e-blasting
288 a message to residents then printing and posting the message and resending it repeatedly until school resumes in
289 a week. He also suggested the District to no longer allow the lots to be used as parking or waiting areas, and Mr.
290 Krause advised that it is also for the children’s safety and was directed to draft a notice and send it to Ms. Green
291 as soon as possible. He said that this would be sent out as an email to residents and would be posted at the
292 guardhouse. Supervisor Acoff recommended that the Cory Lakes CDD letterhead be used and to have the District
293 Counsel and the insurance company sign the notice. Chairman Castillo suggested staff hand out flyers to let the
294 residents know that this is official and for them to find other options.

295 **EIGHTH ORDER OF BUSINESS – Approval of Minutes**

296 **A. Board of Supervisors: November 7, 2023, Special Budget Meeting**

- 297 1. Exhibit 15: Summary of Motions
- 298 2. Exhibit 16: Special Budget Meeting

299 Supervisor Acoff commented on line 112 and lines 568 to 569 regarding the statement of the asphalt but
300 determined to not make the revision. Vice Chair Belyea made a motion to accept the Special Budget Meeting
301 Minutes.

302 On a MOTION by Ms. Belyea, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board approved the
303 **November 7, 2023, Special Budget Meeting Minutes**, for the Cory Lakes Community Development District.

304 **B. Board of Supervisors: November 16, 2023, Regular Meeting**

- 305 1. Exhibit 17: Summary of Motions
- 306 2. Exhibit 18: Regular Meeting

307 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved
308 the **November 16, 2023, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

309 3. Exhibit 19: Action/Agenda or Completed Items

310 **NINTH ORDER OF BUSINESS – Staff Reports**

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

312 The District Engineer was not present at the meeting. Chairman Castillo mentioned about the WEIRS.
313 Mr. Hall said that he spoke to an engineer and asked them for the names of vendors two (2) to three (3) months
314 ago, but they have not responded yet. Mr. Krause and Mr. Hall noted that several vendors were not showing an
315 interest in this project. Ms. Thibault informed all that she asked another engineer to send other vendor options.

316 **D. District Counsel: Straley Robin Vericker, P.A.**

317 2. Exhibit 25: Recommendation for District Employee Liaison

318 *This item was addressed out of order.*

319 Ms. Thibault suggested appointing Breeze as temporary District Employee Liaison, wherein Supervisors
320 will communicate their District employee concerns to Breeze. This item is to be brought up again in next month's
321 agenda. Supervisor McIntyre clarified that Mr. Krause is the point person. The Board asked if there is any
322 additional cost for the appointment of Breeze in this capacity, and Ms. Thibault said that it is included in the
323 contract at no extra charge.

324 On a MOTION by Ms. Belyea, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved the
325 **Appointment of Breeze as Temporary District Employee Liaison with No Additional Cost**, for the Cory
326 Lakes Community Development District.

327 **3. Office Administrator – Dominique Green**

328 1. Exhibit 20: December 2023 OA Report

329 Ms. Green addressed the Board. She said that there are concerns with the old bar codes and noted that
330 residents should come to the office with their vehicles for the installation of new ones. She added that residents
331 should remove their old bar codes, as the District does want to assume any responsibility for them. Supervisor
332 Acoff asked Mr. Hall if there are problems in having both the old and new bar codes, and Mr. Hall said that the
333 old one is inactive and confirmed that there should be no issues with them.

334 Ms. Green said that reports are being made constantly and thanked Breeze for giving updates and
335 recommendations. She added that they are ensuring that the community is well informed, and concerns are being
336 addressed with regular communication.

337 Ms. Green spoke of the Fall Festival and the sponsorship she procured to reduce costs for the event.
338 Supervisor McIntyre asked Ms. Green for the list of people she contacted monthly. Supervisor Acoff suggested
339 keeping the list in the office and clarified that this will not be published in the agenda items.

340 Ms. Green discussed the success of the boat parade and recommended starting closer to the Beach Club
341 or changing the route for next year. Chairman Castillo advised that the Beach Club does not have enough space
342 for the boats. Ms. Green said that she is trying to encourage positive relations within the community.

343 Ms. Green said that rental agreements were already mentioned in the previous item. She also discussed
344 the Beach Club rentals and stated that the costs would be \$150 for 2-hour exclusive use with a \$200 deposit, and
345 \$350 for the 6 hours - or \$450 if alcohol is included - with a \$500 deposit. She explained that residents need to
346 book their events at least 28-30 days in advance, not two months, and that staff will schedule events up to six
347 months out, to organize the schedule of the staff. She added that there will be no exceptions.

348 Ms. Green asked for clarification about the use of The Islander, as residents report issues on it. She said
349 that if they still want to use this publication, it should be clear who will be responsible for managing the Islander
350 and any actions to be taken. Chairman Castillo suggested adding this to next month's agenda for further
351 discussion, and the Board agreed.

352 **4. Facilities Manager: John Hall**

353 Mr. Hall asked the Board when it wanted the holiday lights turned off. The Board indicated January 15th.

354 Chairman Castillo asked for an update on Cachet Isle and lift stations. Mr. Hall said that the resident is
355 supposedly working with an engineer and that he would remind the person in charge regarding the lift stations.
356 Chairman Castillo also asked the progress on the Morris Bridge sidewalk and gutter cleaning. Mr. Hall said that
357 it is about 70% completed and clarified that there are no part-timers involved.

- 358 1. Exhibit 21: December 2023 Activity Report
359 2. Exhibit 22: OLM Landscape Inspection Report for December 2023
360 3. Exhibit 23: Monthly Landscape Maintenance Inspection Grade Sheet – December 2023

361 **D. District Counsel: Straley Robin Vericker, P.A.**

- 362 1. Exhibit 24: Defamation Email

363 Mr. Babbar said that this will be discussed by the District Employee Liaison at the next meeting.

364 **E. District Manager: BREEZE**

- 365 1. Exhibit 26: FY 2023-2024 Meeting Schedule - UPDATED
366 2. Quorum Check for Next Meeting – January 18, 202024 at 6:00 p.m.

367 The Board agreed to move the February meeting to the 22nd of February in order to host County
368 Commissioner Ken Hagan, who will be on hand to discuss updates and safety work being done in the area. Mr.
369 Krause said that he will post the agenda and meeting on the website and staff will send email reminders seven
370 days in advance, as discussed by the Board.

371 **TENTH ORDER OF BUSINESS – Audience Comments – New Business**

372 Mr. Butler introduced himself and said that he would like the opportunity to work with the Board in the
373 future for either holiday decorations or power wash services. Supervisor McIntyre informed him that he can
374 submit a proposal, since the contract is open for the year. Chairman Castillo confirmed that Mr. Butler is not a
375 resident, and suggested he communicate with Mr. Hall or Ms. Green for the proposal. Mr. Butler informed the
376 Board that he handles thirty-six (36) communities and reiterated that he does pressure washing as well.

377 Ms. Springer thanked the Board for its cooperation and setting the date for the joint POA/CDD meeting.
378 She said that she will send the agenda over to the District Manager as soon as possible. Supervisor McIntyre
379 asked if the intent was to discuss the changes to the covenants. Ms. Springer said that there were some sections
380 of the covenants regarding the CDD, including common areas and issues with the streets and how to enforce
381 them. She said that if they keep the current covenants in the rewrite, how do they enforce them? She clarified
382 that she was not just talking about the streets, but the lakes as well, and that if they were to be enforced by the
383 POA, it would cost more due to the POA needing to hire an additional full-time LCAM to monitor the lakes and
384 the streets the way it is written. Ms. Springer noted that they were not removing anything from the covenants,
385 and that POA Counsel advised as such, but that they are looking for ways to address the items and work together
386 to maintain the community. Ms. Springer said this was something to discuss with the CDD and how they can
387 share that responsibility. She said there are other areas in the covenants that have language that pertains to the
388 CDD, and she wanted to make sure everyone is on the same page. She reiterated that nothing is being removed
389 from the covenants. Supervisor McIntyre asked Ms. Springer if there had been changes and if they would receive
390 a copy of them. Ms. Springer said that yes, the Rewrite Committee had an upcoming meeting with Counsel to

391 finalize their questions, then POA Counsel would take that and provide the POA with a final draft copy, and that
392 would be sent out to residents for a vote. Ms. Springer said there is full transparency with the residents and that
393 they are voting on the changes, and that the changes will be made very clear to them. She said that it would take
394 30 to 60 days for the entire process, and therefore would not be completed prior to the Joint POA/CDD Meeting.

395 Mr. Vinoo (*via Zoom*) spoke about the recent incidents with solicitors which involved calling security,
396 and he asked how this can be addressed. Mr. Babbar said that CDD does not have the authority to enforce activity
397 on private property. Mr. Hall advised the resident to contact TPD first, since Allied cannot confront or detain
398 anyone on private property as it relates to the license and contract. He added that TPD does not accept third party
399 reports.

400 Mr. Foster mentioned that his house was the first to be knocked on by solicitors, and he said that the
401 police would likely not take action if called. He added that dealing with solicitors legally would be a civil issue.

402 **ELEVENTH ORDER OF BUSINESS – Supervisors Requests**

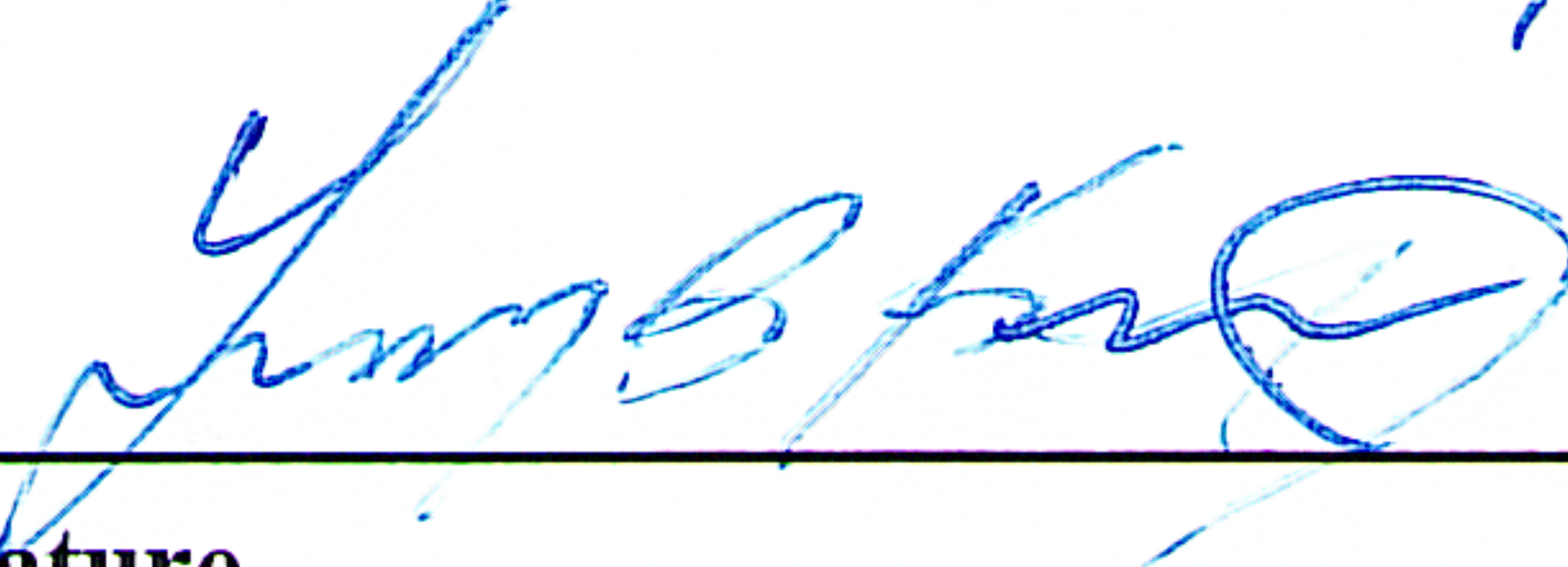
403 *There being none, the next item followed.*

404 **TWELFTH ORDER OF BUSINESS – Adjournment**

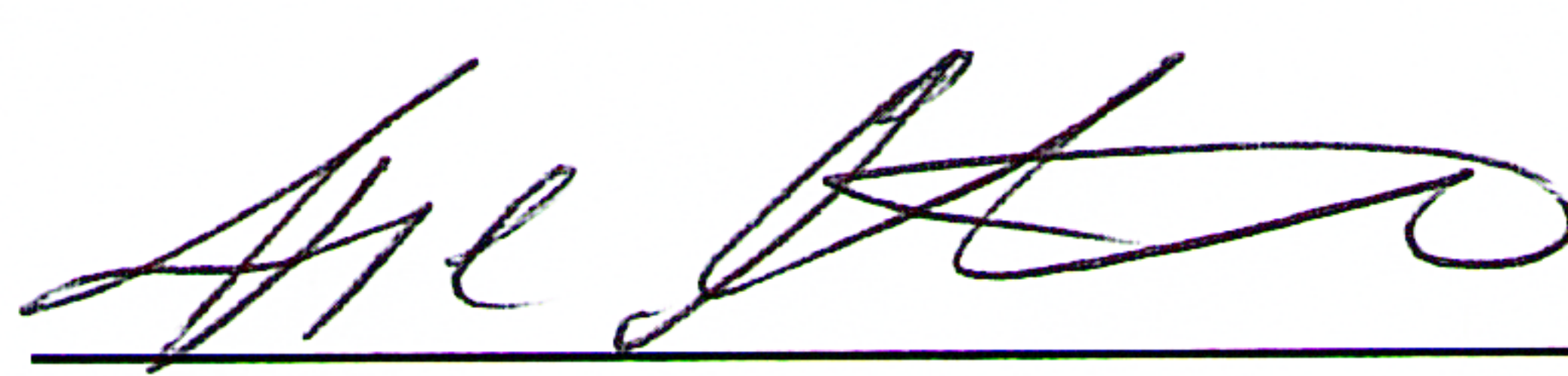
405 Chairman Castillo adjourned the meeting at 9:12 p.m.

406 **Each person who decides to appeal any decision made by the Board with respect to any matter considered at*
407 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
408 *including the testimony and evidence upon which such appeal is to be based.*

409 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
410 **meeting held on** January 18, 2024.

411 

Signature



Signature

412 Larry B. Krass Jr.

Printed Name

Jorge Castillo

Printed Name

413 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman