

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday, February 22, 2024

6:00 P.M.

Location:

Cory Lake Beach Club

10441 Cory Lake Drive

Tampa, Florida 33647

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Cory Lakes Community Development District
c/o Breeze
1540 International Parkway, Suite 2000
Lake Mary, FL 32746
813-565-4663

Board of Supervisors
Cory Lakes Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Cory Lakes Community Development District is scheduled for **Thursday, February 22, 2024, at 6:00 P.M.** at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, February 22, 2024

Time: 6:00 P.M.

Location: Cory Lake Beach Club
10441 Cory Lake Drive
Tampa, Florida 33647

Zoom:

<https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>

Dial In: +1-305-224-1968

Meeting ID: 837 3143 1918

Passcode: 123456

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact Larry@breezehome.com

- I. Call to Order / Roll Call / Pledge of Allegiance**
- II. Chairman's Opening Comments**
- III. Other Supervisors' Opening Comments**
- IV. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- V. Special Presentation: Hillsborough County Commission Chair Ken Hagan**
- VI. Vendor Updates**
 - A. Envera
 - B. Allied Universal
 - C. Landscape Maintenance Professionals (LMP) **Exhibit 1**
- VII. Financial Items**
 - A. Acceptance of the January 2024 Unaudited Financial Statement **Exhibit 2**
 1. Variance Report for January 2024 **Exhibit 3**
- VIII. Business Items**
 - A. Discussion: Review of Beach Club Non-Exclusive 2-Hour Usage Form **Exhibit 4**
 - B. Discussion: CDD Rules and Regulations - Updates on Progress, Follow-Up Questions, etc. **Exhibit 5**

IX. Approval of Minutes

A. Joint POA/CDD Meeting: January 11, 2024

- 1. Summary of Motions **Exhibit 6**
- 2. Regular Meeting **Exhibit 7**

B. Board of Supervisors Regular Meeting: January 18, 2024

- 1. Summary of Motions **Exhibit 8**
- 2. Regular Meeting **Exhibit 9**
- 3. Action/Agenda or Completed Items **Exhibit 10**

X. Staff Reports

A. District Engineer: Johnson Engineering, Inc.

B. Office Administrator (OA) – Dominique Green

- 1. February 2024 OA Report **Exhibit 11**
- 2. Post-Event Reports **Exhibit 12**

A. Facilities Manager: John Hall

- 1. January 2024 Activity Report **Exhibit 13**
- 2. 2024 Non-Budgeted Projects **Exhibit 14**

B. District Counsel: Straley Robin Vericker, P.A.

- 1. Update: Drivers Privacy Protection Act **Exhibit 15**

C. District Manager: BREEZE

- 1. Cancellation of Prior Auditor Services
- 2. FY 2023-2024 Meeting Schedule **Exhibit 16**
- 3. Quorum Check for Next Meeting – 03/21/24 at 6 p.m.

XI. Audience Comments – New Business – (limited to 3 minutes per individual)

XII. Supervisor Requests

XIII. Adjournment

Cory Lakes

Community Development District

EXHIBIT

1

AGENDA

Reference Number: 20240130-18354401260	Form Name: Maintenance Quality Inspection (MQI) NEW 8-2022
Submitter Name: Steve Small steve.small@lmppro.com	Date Sent on Device: Jan 30, 2024 1:12:05 PM EST
Location: 12001 Cory Lake Blvd, Tampa, FL 33647, USA Jan 30, 2024 3:10:23 PM EST [View Map]	

GENERAL INFORMATION

Section 1

PROPERTY NAME	Cory Lake Isles CDD
LOCATION	PASCO
Supervisor Email	steve.small@lmppro.com
Branch Manager	bill.conrad@lmppro.com
Supervisor First Name	Steve
Supervisor Last Name	Small
DATE OF INSPECTION	Jan 30, 2024
Next Inspection Date	Feb 23, 2024

INSPECTION DETAILS

Monthly Maintenance

1 DETAILS	10
1 DETAILS NOTES	<p>Cross Creek- Remove dead and or stumps from Azelea hedge row. Clean spent blooms from Cana Lillies Cut back Texas Sage at front entrance bedBahama Ike's- remove card Board plant from monument sign At sub station remove moss from Ligustrum tree ST. Lucia isle cut out dead branches from Downey Jasmine in Cul-De-Sac At the front of pool house selective Prune some of the taller stems from Hibiscus There was fungus in Floratam in front of pool house this was treated and looking better Inside pool area remove dead gold dust Croton from shower area Trim palm from walking area west side of pool</p>

	Beach area needs to be groomed At front of clubhouse remove weedy growth from majestic hawthorn Morris bridge- there was leaf from in Sinensa from fungus this was treated and plants need to be monitored for further issues But sedge in Zoysia inside guard shack 1st island Fungus was treated in all 3 islands and is looking better Purple Queen needs edged off roadway Capri Isle- At kids park Loropetalum needs fertilizer and fungus treatment Across from 15232 Anguilla Isle weedy growth in ST Augustine
2 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW	10
2.1 MOWING FUNCTIONS - EDGING,MOW,STRING TRIM,BLOW NOTES	Good
3 SHRUB PRUNING	8
3 SHRUB PRUNING NOTES	Selective prune Hibiscus at pool front Cut back Texas Sage at entrance bed Cross Creek Remove dead Azeleas from hedge row Cross Creek
4 TREES/PALMS UP TO 15' TRIMMING	5
4 TREES/PALMS UP TO 15' TRIMMING NOTES	Trim back palm on west side hanging in walking path
5 OVERALL CLEANLINESS	5
5 OVERALL CLEANLINESS NOTES	Place looks clean
6 TURF INSECT/DISEASE CONTROL	5
6 TURF INSECT/DISEASE CONTROL NOTES	Good
7 TURF WEED CONTROL – TURF AREAS	4
7 TURF WEED CONTROL – TURF AREAS NOTES	Weeds in pocket Park Capri Isle Nut sedge in Zoysia Morris bridge
8 PLANT INSECT/DISEASE CONTROL	3
8 PLANT INSECT/DISEASE CONTROL NOTES	Fungus in Sinensa Morris Bridge was treated needs to be monitored fungus in Floratam front of pool needs monitored
9 WEED CONTROL – BED AREAS	19
9 WEED CONTROL – BED AREAS NOTES	Small amount of weeds in beds front of clubhouse other than that looks weed free.
10 TURF FERTILITY	10

10 TURF FERTILITY NOTES	Good
11 PLANT FERTILITY	10
11 PLANT FERTILITY NOTES	Loropetalum at Capri isle kids park needs fertilizer
12 CARRYOVERS	5
Deductions	6
OVERALL MONTHLY MAINTENANCE SCORE	94%

Additional Services

PALM PRUNING	10
PALM PRUNING NOTES	This Pruning is done in May and November
MULCHING	10
MULCHING NOTES	Mulching was not done this year, some removals have been done from beds overmulching, this was requested by board.
WATER/IRRIGATION MANAGEMENT	10
WATER/IRRIGATION MANAGEMENT NOTES	Pump at Morris bridge needs to be looked at something is tripping breaker.
ANNUALS (APPEARANCE, INSECT CONTROL, DEADHEADING)	10
NOTES TO CLIENT	This is s our first in house inspection I will start taking photos of certain areas if needed most items are self explanatory and no photos needed

Cory Lakes

Community Development District

EXHIBIT

2

AGENDA

**Cory Lakes
Community Development District**

**Financial Statements
(Unaudited)**

January 31, 2024

	GENERAL FUND 1/31/2024	DEBT SERVICE 2013 1/31/2024	DEBT SERVICE 2013 A-1 1/31/2024
For The Period Ending :			
CASH BALANCE	\$ 2,504,203	\$ 129,417	\$ -
RESTRICTED CASH FOR DEBT SERVICE	94,262	-	-
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	182,347	7,586	-
DUE FROM OTHER	3,918	-	-
DUE FROM OTHER FUNDS	-	94,256	-
PLUS: ACCOUNTS RECEIVABLE - OTHER	2,165	-	-
PLUS: DEPOSITS AND PREPAID	30,075	-	-
LESS: ACCOUNTS PAYABLE	(144,669)	-	-
LESS: DEFERRED REVENUES	(182,347)	(7,586)	-
LESS: DUE TO DEBT SERVICE	(94,262)	-	-
NET CASH BALANCE	\$ 2,395,693	\$ 223,673	\$ -
Fund Balance Analysis:			
NonSpendable for Prepaids & Deposits	\$ 30,075		
Assigned for Weir Project	\$ 360,000.00		
Three Month Operating Reserve	\$ 501,178.00		
Increase in Fund Balance from Interest Revenues	\$ (6,788.00)		
Increase in Fund Balance from Miscellaneous Revenues	\$ (14,684.00)		
Remaining Budget Needed for FY 24 Fiscal Year	\$ 1,785,819.40		
Total Cash Required	\$ 2,655,600.78		
Difference Between Net Cash Balance and Cash Required	\$ (259,908.08)		
Assessments Receivable to Be Collected	\$ 182,347.00		
Net Cash Deficit Projected at EOY	\$ (77,561.08)	Amounts do not consider future interest or misc revenues	
GENERAL FUND REVENUE AND EXPENDITURES:			
	1/31/2024 ACTUAL YEAR-TO-DATE	1/31/2024 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 2,299,032	\$ 1,997,443	\$ 301,589
EXPENDITURES (YTD)	(765,039)	(911,183)	146,144
NET OPERATING CHANGE	\$ 1,533,993	\$ 1,086,260	\$ 447,733
AVERAGE MONTHLY EXPENDITURES	\$ 191,260	\$ 227,796	\$ 36,536
PROJECTED EOY BASED ON AVERAGE	\$ 2,295,116	\$ 2,550,858	\$ 255,742
GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:			
	1/31/2024 ACTUAL YEAR-TO-DATE	1/31/2024 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS ON-ROLL (NET)	\$ 2,277,560	\$ 1,982,872	\$ 294,688
ASSESSMENTS OFF-ROLL	-	-	-
INTEREST	6,788	14,571	(7,783)
MISCELLANEOUS REVENUE	14,684	-	14,684
TOTAL REVENUE	2,299,032	1,997,443	301,589
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	92,809	126,492	33,683
UTILITIES	138,882	133,178	(5,705)
SECURITY OPERATIONS	155,586	171,259	15,673
FIELD OFFICE ADMINISTRATION	127,188	135,156	7,967
LANDSCAPE MAINTENANCE	169,137	186,969	17,831
FACILITIES MAINTENANCE	71,002	145,938	74,936
FACILITIES MAINTENANCE (POOL)	10,434	12,192	1,758
TOTAL EXPENDITURES	\$ 765,039	\$ 911,183	\$ 146,144

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JANUARY 31, 2024**

	GENERAL FUND	DEBT SERVICE 2013	DEBT SERVICE 2013A1	SERIES 2017 NOTE	TOTAL GOVERNMENTA FUNDS
ASSETS					
Operating account					
Bank United - operating account	\$ 17,146	\$ -	\$ -	\$ -	\$ 17,146
Bank United - debit card	3,536	-	-	-	3,536
Suntrust - operating account-2700	17,679	-	-	-	17,679
Suntrust - operating account-2321	6,578	-	-	-	6,578
Suntrust - debit card	8,142	-	-	-	8,142
MMK account -Weir Assigned	364,013	-	-	-	364,013
MMK account	2,087,109	-	-	-	2,087,109
MMK account-restricted cash	94,262	-	-	-	94,262
Investments					
Revenue	-	83,561	-	18,565	102,126
Reserve	-	42,556	-	10,002	52,558
Prepayment	-	-	-	-	-
Sinking fund	-	3,300	-	-	3,300
Undeposited funds	-	-	-	-	-
Due from other	3,918	-	-	-	3,918
Due from other funds					
Debt service fund - series 2013 A-1	-	-	-	-	-
General fund	-	94,256	-	-	94,256
Retainer	-	-	-	-	-
Accounts receivable-On Roll Assessments	182,347	7,586	-	-	189,933
Accounts receivable	2,165	-	-	-	2,165
Prepays	6,921	-	-	-	6,921
Deposits	23,154	-	-	-	23,154
Total assets	<u>\$ 2,816,970</u>	<u>\$ 231,259</u>	<u>\$ -</u>	<u>\$ 28,566</u>	<u>\$ 3,076,796</u>
LIABILITIES					
Liabilities:					
Accounts payable	\$ 139,955	\$ -	\$ -	\$ -	\$ 139,955
Accrued expenses payable	-	-	-	-	-
Due to other funds	-	-	-	-	-
Deferred revenue-On roll assessments	182,347	7,586	-	-	189,933
Due to debt service fund - series 2013 A-1	94,262	-	-	-	94,262
Other payables	-	-	-	-	-
Rental deposits	4,714	-	-	-	4,714
JSAPP deposit	-	-	-	-	-
Total liabilities	<u>421,278</u>	<u>7,586</u>	<u>-</u>	<u>-</u>	<u>428,864</u>
FUND BALANCES					
Nonspendable	30,075	-	-	-	30,075
Restricted for Debt Service	-	223,673	-	28,566	252,239
Three Month Operating Reserve	501,718	-	-	-	501,718
Assigned	360,000	-	-	-	360,000
Unassigned	1,503,899	-	-	-	1,503,899
Total fund balances	<u>2,395,693</u>	<u>223,673</u>	<u>-</u>	<u>28,566</u>	<u>2,647,932</u>
Total liabilities and fund balances	<u>\$ 2,816,970</u>	<u>\$ 231,259</u>	<u>\$ -</u>	<u>\$ 28,566</u>	<u>\$ 3,076,796</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH JANUARY 31, 2024**

	FY 2024 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1	REVENUES			
2	\$ 2,478,590	\$ 1,982,872	\$ 2,277,560	\$ 294,688
3	43,712	14,571	6,788	(7,783)
4	-	-	14,684	14,684
5	28,556	-	-	-
6	<u>2,550,858</u>	<u>1,997,443</u>	<u>2,299,032</u>	<u>301,589</u>
7	EXPENDITURES			
8	Professional & admin			
9	15,000	5,000	213	4,788
10	40,500	40,500	51,459	(10,959)
11	12,000	4,000	3,000	1,000
12	1,225	408	230	179
13	600	200	527	(327)
14	70,000	23,333	23,438	(105)
15	-	-	-	-
16	7,750	2,583	1,185	1,398
17	1,500	500	241	259
18	175	175	175	-
19	103,275	34,425	29	34,396
20	1,500	500	3,154	(2,654)
21	5,500	5,500	3,799	1,701
22	15,000	5,000	5,361	(361)
23	-	-	-	-
24	-	-	-	-
25	-	-	-	-
26	6,400	2,133	-	2,133
27	2,500	833	-	833
28	200	67	-	67
29	2,000	667	-	667
30	2,000	667	-	667
31	-	-	-	-
32	<u>287,125</u>	<u>126,492</u>	<u>92,809</u>	<u>33,683</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH JANUARY 31, 2024**

	FY 2024 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
33	Field Operations			
34	Utilities			
35	210	210	210	-
36	241,863	80,621	81,938	(1,317)
37	82,593	27,531	29,040	(1,509)
38	24,975	8,325	8,891	(566)
39	9,439	3,146	3,047	99
40	5,032	1,677	3,480	(1,803)
41	33,896	11,299	12,276	(977)
42	705	235	-	235
43	400	133	-	133
44	<u>399,113</u>	<u>133,178</u>	<u>138,882</u>	<u>(5,705)</u>
45	Security operations			
46	90,854	30,285	28,122	2,163
47	347,923	115,974	106,992	8,982
48	59,000	19,667	17,740	1,927
49	16,000	5,333	2,732	2,601
50	<u>513,777</u>	<u>171,259</u>	<u>155,586</u>	<u>15,673</u>
51	Field office administration			
52	67,295	22,432	21,324	1,108
53	6,515	2,172	1,197	975
54	62,595	20,865	21,119	(254)
55	15,000	5,000	3,746	1,254
56	26,000	8,667	5,175	3,492
57	1,500	500	159	341
58	60,000	58,950	58,950	-
59	4,500	1,500	1,166	334
60	4,500	1,500	2,289	(789)
61	18,100	6,033	3,073	2,961
62	14,272	4,757	8,991	(4,234)
63	1,000	333	-	333
64	7,340	2,447	-	2,447
65	<u>288,617</u>	<u>135,156</u>	<u>127,188</u>	<u>7,967</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH JANUARY 31, 2024**

	FY 2024 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
66	Landscape Maintenance			
67	55,640	18,547	15,845	2,702
68	3,000	3,000	3,000	-
69	343,885	114,628	115,201	(573)
70	7,500	1,960	1,960	-
71	20,000	20,000	20,750	(750)
72	7,500	2,500	1,011	1,489
73	50,000	16,667	11,370	5,297
74	6,000	2,000	-	2,000
75	15,000	5,000	-	5,000
76	5,000	1,667	-	1,667
77	3,000	1,000	-	1,000
78	<u>516,525</u>	<u>186,969</u>	<u>169,137</u>	<u>17,831</u>
79	Facilities maintenance			
80	15,000	5,000	3,408	1,592
81	15,000	5,000	2,315	2,685
82	7,000	2,333	1,234	1,099
83	49,815	16,605	1,614	14,991
84	20,000	6,667	5,720	947
85	1,800	600	650	(50)
86	6,000	2,000	1,362	638
87	5,000	1,667	620	1,047
88	2,500	833	-	833
89	35,000	11,667	6,800	4,867
90	55,000	35,000	35,000	-
91	9,200	3,067	4,448	(1,381)
92	154,000	51,333	7,831	43,502
93	5,000	1,667	-	1,667
94	7,500	2,500	-	2,500
95	<u>387,815</u>	<u>145,938</u>	<u>71,002</u>	<u>74,936</u>
96	Facilities maintenance (pool)			
97	21,000	7,000	6,900	100
98	7,000	2,333	3,192	(859)
99	8,000	2,667	342	2,325
100	575	192	-	192
101	<u>36,575</u>	<u>12,192</u>	<u>10,434</u>	<u>1,758</u>
102	<u>2,142,422</u>	<u>784,691</u>	<u>672,230</u>	<u>112,461</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH JANUARY 31, 2024**

	FY 2024 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
103 Infrastructure reinvestment				
104 Capital improvement program				
105 Capital outlay	-	-	-	-
106 Total Infrastructure reinvestment	-	-	-	-
107 Total expenditures	<u>2,429,547</u>	<u>911,183</u>	<u>765,039</u>	<u>146,144</u>
108 Increase in fund balance				
109 Increase in fund balance - Weir project	53,784	-	-	-
110 Increase in fund balance - Operating capital	<u>67,527</u>	-	-	-
111 Total Infrastructure reinvestment	<u>121,311</u>	-	-	-
112 Excess/(deficiency) of revenues over/(under) expenditures	-	<u>1,086,260</u>	<u>1,533,993</u>	<u>447,733</u>
113 Fund balance - beginning (unaudited)	<u>1,004,835</u>	<u>1,004,835</u>	<u>861,700</u>	<u>(143,135)</u>
114 Fund balance - ending	<u>\$ 1,004,835</u>	<u>\$ 2,091,095</u>	<u>\$ 2,395,693</u>	<u>\$ 304,598</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2013
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH JANUARY 31, 2024**

	FY 2024 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy: net of discounts	\$ 104,009	\$ 83,207	\$ 94,256	\$ 11,049
Interest	-	-	2,536	2,536
Bond close out transfer in	-	-	3,299	3,299
Total revenues	<u>104,009</u>	<u>83,207</u>	<u>100,091</u>	<u>16,884</u>
EXPENDITURES				
Debt Service				
Principal	30,000	25,000	25,000	-
Principal prepayment	-	-	-	-
Interest	69,675	28,728	28,728	-
Total debt service	<u>99,675</u>	<u>53,728</u>	<u>53,728</u>	<u>-</u>
Other fees & charges				
Tax collector	4,334	1,445	-	1,445
Total other fees & charges	<u>4,334</u>	<u>1,445</u>	<u>-</u>	<u>1,445</u>
Total expenditures	<u>104,009</u>	<u>55,173</u>	<u>53,728</u>	<u>1,445</u>
Excess/(deficiency) of revenues	<u>-</u>	<u>28,034</u>	<u>46,363</u>	<u>18,328</u>
Fund balance - beginning (unaudited)	167,795	167,795	177,316	9,521
Fund balance - ending	<u>\$ 167,795</u>	<u>\$ 195,829</u>	<u>\$ 223,679</u>	<u>\$ 27,849</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
DEBT SERVICES FUND SERIES 2013 A1
FOR THE PERIOD BEGINNING OCTOBER 1, 2023 THROUGH JANUARY 31, 2024**

	FY 2023 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
REVENUES				
Assessment levy: net of discounts	\$ -	\$ -	\$ -	\$ -
Interest	-	-	27	27
Total revenues	<u>-</u>	<u>-</u>	<u>27</u>	<u>27</u>
EXPENDITURES				
Debt Service				
Principal	-	-	-	-
Principal prepayment	-	-	-	-
Interest	-	-	-	-
Total debt service	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other fees & charges				
Tax collector	-	-	-	-
Bond close out transfer out	-	-	3,299	(3,299)
Total other fees & charges	<u>-</u>	<u>-</u>	<u>3,299</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>3,299</u>	<u>(3,299)</u>
Excess/(deficiency) of revenues over/(under)	<u>-</u>	<u>-</u>	<u>(3,272)</u>	<u>(3,272)</u>
Fund balance - beginning (unaudited)	37,624	37,624	3,272	(34,352)
Fund balance - ending	<u>\$ 37,625</u>	<u>\$ 37,624</u>	<u>\$ -</u>	<u>\$ (37,624)</u>

**CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
PERIOD BEGINNING OCTOBER 1, 2023 THROUGH JANUARY 31, 2024
DEBT SERVICES FUND SERIES 2017 NOTE
FOR THE PERIOD ENDING JANUARY 31, 2024**

	YTD ACTUAL
REVENUES	
Interest and miscellaneous income	\$ 1
Total revenues	1
EXPENDITURES	
Debt Service	
Total debt service	-
Excess/(deficiency) of revenues over/(under)	1
Fund balance - beginning (unaudited)	28,565
Fund balance - ending	\$ 28,566

Cory Lakes
Operating Account - Bank Reconciliation
January 31, 2024

		<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$	22,147.66
Plus: Deposits In Transit		-
Less: Outstanding Checks		(5,001.37)
Less: Restricted cash in operating account		
 <i>Adjusted Bank Balance</i>	 \$	 <u><u>17,146.29</u></u>

<i>Beginning Balance Per Books</i>	\$	176,806.87
Cash Deposits & Credits		435.76
Cash Disbursements & Transfers		(160,096.34)
 <i>Balance Per Books</i>	 \$	 <u><u>17,146.29</u></u>

Cory Lakes

Community Development District

EXHIBIT

3

AGENDA

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
Insurance: general liability & public officials	40,500	40,500	51,459	(10,959)	Direct amount billed from insurance
Legal advertising and Sunshine Board	1,500	500	3,154	(2,654)	Direct amount billed for legal advertising from Breeze
Sewer lift stations	5,032	1,677	3,480	(1,803)	Replaced header system -\$2800
Communication	33,896	11,299	12,276	(977)	ADP is billing \$172 per month. Will confirm if this amount is for two bi-weekly payrolls or a monthly amount. This amount exceeds total budget for the year.
Payroll services	600	-	527	(527)	ADP is billing \$172 per month. Will confirm if this amount is for two bi-weekly payrolls or a monthly amount. This amount exceeds total budget for the year.
Community events supplies	14,272	4,757	8,991	(4,234)	\$5135 to a Party 2 Remember
Beach club office supplies	4,500	1,500	2,289	(789)	multiple expenses for office supplies-mostly HD Supply
Rentals and leases	9,200	3,067	4,448	(1,381)	Amount billed from Navita

Cory Lakes

Community Development District

EXHIBIT

4

AGENDA

CORY LAKE ISLES COMMUNITY DEVELOPMENT DISTRICT

NON-EXCLUSIVE 2--HOUR BEACH CLUB USAGE AGREEMENT

This agreement for use of the CLI Beach Club for up to 2 hours at no charge is made between the Cory Lake Isles (CLI) Community Development District hereinafter referred to as the "District" and the Cory Lake Isles resident named below ("~~Renter~~Resident") effective as of the date the District staff member signs this Agreement.

Name _____ Phone _____

Address _____ Email _____

Date of event _____ Start & end time of event _____

Type of Event _____

_____ Check here ~~is-if~~ physical activity will occur during the event (dancing, yoga, exercise, etc.)_

Terms & Conditions:

1. The ~~Renter~~Resident will be responsible for all of their invited guests at all times while they are on CLI property.
2. If a fee is to be paid by those in attendance for a class of any kind, the full CDD Board must approve access to the Beach Club, a COI, and background check of the instructor may also be required.
3. The ~~Renter~~Resident must remain on the property (or in the facility) during the entire event.
4. The Beach Club must be restored to its original layout, all trash must be removed after the event, all folding tables and chairs must be restored to their racks.
5. The ~~Renter~~Resident assumes all risks to persons their invited or property therein, including theft, that may be sustained in or about the Beach Club in connection with their use of the Beach Club.
6. A valid certificate of insurance (COI) must be on file for all vendors within 10 days prior to the event. Failure to provide a COI will result in the vendor being turned away at the time of the event.
7. No district property shall be removed from the Beach Club.
- ~~8.~~ 8. The Beach Club must remain open for use by the other residents of Cory Lake Isles during the event.
- ~~8-9.~~ 9. Alcohol use on CLI property is restricted by law and the Cory Lake Isles Policies, Rules, and/or Procedures.
- ~~9-10.~~ 10. The District staff will determine if more than one ~~free rental~~non-exclusive use is scheduled during the time requested by the ~~Renter~~Resident. If the ~~renter~~resident wants exclusive use, ~~they~~they should fill out the Beach Club Exclusive Use Rental agreement and pay the required fees.
- ~~10-11.~~ 11. The Beach Club is available for use up to two (2) total hours, including set up and post-event clean up, between the hours of 9am to 8pm daily.

The ~~Renter~~Resident ~~certified-certifies~~ that ~~he/shethey are-is~~ at least 21 years of age and has read and understands the terms and conditions of this agreement. If this agreement is entered into on behalf of

an organization or group, the undersigned ~~certifies~~certifies that ~~he/she is~~they are authorized to sign this agreement on behalf of the organization or group, and to assume financial responsibility for damages ~~the~~for the violation of Beach Club rules.

~~Renter~~Resident signature _____

_____Date _____

District Staff signature _____

Date _____

Cory Lakes

Community Development District

EXHIBIT

5

AGENDA



Cory Lakes Community Development District Rules and Regulations

Revised March 2021

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DEFINITIONS

"Amenity Facilities"-shall mean, in general, the properties and areas owned by the District, including those intended for recreational use and shall include, but not specifically be limited to, the basketball court, tennis courts, roller hockey court, white sand beach, Beach Club, playgrounds, fitness center and pocket parks together with their appurtenant facilities and areas. Any reference intended as to one or more specific Facility shall reference that Facility by name.

"Amenity Facilities Policies" or "Policies" - shall mean all Amenity Facilities Policies of Cory Lakes Community Development District, as amended from time to time.

"Facility Manager"-shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

"Annual User Fee"- shall mean the fee established by the District for any person that is not a Resident or Renter within Cory Lakes CDD I Cory Lake Isles and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Board of Supervisors" or "Board"-shall mean the Cory Lakes Community Development District Board of Supervisors.

"Beach Club Facilities" - shall mean the Beach Club building, pool, playground and fitness center. "District"-shall mean the Cory Lakes Community Development District.

"District Manager"-shall mean the professional management company with which the District has contracted to provide management services to the District.

"District Staff" -shall mean those acting in an official capacity in representation of the District, including but not limited to the District Manager, Facility Manager, Office Administrator, Attendants, On-duty Security Personnel, and any other person acting in said capacity.

"Family"-shall mean a group of related individuals living under one roof or head of household. This includes individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives or extended family not residing in the home.

"Guest" -shall mean any person or persons who are invited and accompanied by a Patron to participate in the use of the Amenity Facilities.

"House guest"-shall mean any person or persons staying with a household as a guest for one night or longer.

"Non-Resident"-shall mean any person or persons that do not own property within the District.

"Non-Resident Member"-shall mean any person or Family not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

"Owner"-shall mean any person or family owning property within the District.

"Patron" or "Patrons"- shall mean Owners, Renters or Non-Resident Members who are fourteen (14) years of age and older.

"Renter"- shall mean any tenant residing in an Owner's home pursuant to a valid rental or lease agreement executed by the Owner.

"Adult"-shall be considered any person eighteen (18) years of age or older. "Minor" -shall be considered any person seventeen (17) years of age or younger.

SECURITY BAR CODE SCHEDULE OF RATES, FEES, AND CHARGES

The rates, fees, and charges to be paid for patron security bar codes shall be \$15.00 per bar code. This fee is intended to offset the price of the bar codes; the routine operations and maintenance of the security systems and gates, and the time and labor of District staff. Patrons are encouraged to obtain bar codes for all registered vehicles.

The following is a brief summary of Cory Lakes District rules pertaining to the suspension of Bar Code Privileges:

1. Any patron that hits the barcode gate will be assessed the cost of repair. That patron will also have their barcode disabled for 72 hours. To enter the community that patron will have to use the visitors' gate.
2. Any patron that hits the barcode gate a second time within a one (1) year period will be assessed the cost of repair. This will also result in a 14-day suspension of that patron's access to the barcode lane.
3. Any patron that hits the barcode gate a third time within a one (1) year period will be assessed the cost of repair. This will also result in a 30-day suspension of that patron's access to the barcode lane.
4. Any additional incidents after the third will be assessed the cost of damages and result in a 60-day suspension of their barcode.
5. For purposes of barcode gate repairs, the "cost of repair" consists of, but is not limited to, service calls, emergency service call fees, parts, labor and administrative costs.

ANNUAL USER FEE STRUCTURE

The annual user fee for persons not owning or renting property within the District is equal to the amount of the annual CDD operation and maintenance assessment per family, which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budget for Cory Lakes Community Development District. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased at any time by action of the Board of Supervisors to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial or business purposes.

FACILITY ACCESS

Facility Access will be issued to all patrons; which includes all children fourteen (14) years of age and older. There is a \$10.00 charge to reissue access. All patrons will be required to execute an amenity facilities registration form prior to receiving their access. Proof of patron status (owner, renter or non-resident member) will be required for facility access.

GUEST POLICY

Guests must be accompanied by a Patron at all times when using any District Facility. Patron will be responsible for any damages caused by Guests while using facilities.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

Each Patron and each Guest as a condition of invitation to the District Facilities premises assume sole responsibility for his or her property. The District and Its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises. No person shall remove from the District Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. District Facilities Patrons shall be liable for any property damage and/or personal injury at the District Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.

Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the District Facilities' premises, shall do so at his or her own risk, and shall hold the District Facility, the District, the Board of Supervisors, District employees, District representatives, District contractors, District agents, harmless for and indemnified against any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents.

Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representatives, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron. Should any party bound by these Policies bring suit against the District, the Board of Supervisors, staff, agents or employees of the District, any District Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the District Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

INDEMNIFICATION

Each organization, group or individual reserving the use of a District Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the District Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

Each organization, group or individual reserving the use of Amenity Facilities agrees to indemnify and hold harmless the District and the District management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the District lands, premises and/or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agent, employees and officers shall not be liable for, and the Patron user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

SUSPENSION AND TERMINATION OF ADULT PRIVILEGES

1. Privileges at any of the District Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
 - a. Submits false information on the application for access.
 - b. Permits unauthorized use of any access.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to abide by the Rules and Policies established for the use of facilities.
 - e. Treats the personnel or employees of the facilities in an unreasonable or abusive manner. Examples include, but are not limited to the use of profanity, verbal and physical assault.
 - f. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the facility or staff.
2. District Staff may at any time remove or deny access to any Patron from any or all District Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's facilities from damage.
3. The District shall follow the process below in regards to Suspension or Termination of an Adult Patron's privileges:
 - a. *First Offense*- A First Offense Violation will result in written notice and explanation of the violation being given to Patron and a copy of such notice being filed in the District Manager Office.
 - b. *Second Offense* - A Second Offense Violation will result in an automatic suspension of all amenity facility privileges for thirty (30) days. Written notice and explanation will be given to Patron, and a copy of such notice will be filed in the District Manager Office.
 - c. *Third Offense* - A Third Offense Violation will result in a suspension of all District Facility privileges until the next Board of Supervisors' Meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of Patron's privileges for one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Patron as to the Board of Supervisors' decision.
4. If at any time an Adult Patron is arrested for an act committed, or allegedly committed, while at any District Facility, that Adult Patron shall have all District Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Adult Patron's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to Adult Patron as to the Board of Supervisors decision.
5. Utilizing any of the District Facilities during the suspension period will be considered trespassing, and law enforcement will be contacted. Furthermore, attendance as a guest will also be prohibited during such time. Attempts made to gain access to the facilities using another person's access will result in the suspension of that Patron's privileges for a period of fifteen (15) days.
6. Suspension Effective Date:
 - a. The Effective Date for District Facility privilege suspension will be from the date of the written notice of suspension.
 - b. Weekdays (Monday- Friday) and Weekends (Saturday -Sunday) will be calculated toward the total number of suspension days.
 - c. The Effective Date for the District Facility privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.

7) Appeal Process -Adult Patrons

- a. Any person has the right to dispute and request an appeal to the District's Board of Supervisors.
- b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meetings agenda.
- c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.

- d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.
- e. Any person appealing will be governed by the following procedures:
 - 1) Appellant must be physically present or represented by counsel at the meeting in which the appeal will be heard by the Board of Supervisors.
 - 2) Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
 - 3) Appellant's argument and basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
 - 4) The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
 - 5) The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
 - 6) Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
 - 7) The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
 - 8) District action(s) will be resolved by way of successful Board motion.
 - 9) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

SUSPENSION AND TERMINATION OF MINOR PRIVILEGES

- 1. At the discretion of District Facilities Staff and/or the Board of Supervisors, Minors (*children under the age of eighteen* (18)) who violate the rules and policies may be expelled from all District Facilities for one (1) day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be kept on file at the Facility Manager's Office.
- 2. Any Minor who is expelled from the District Facilities three (3) times in a one year period, shall have their District Facilities privileges suspended for one (1) calendar year from the date of the third offense.
- 3. Notwithstanding the foregoing, at any time a Minor is arrested for an act committed, or allegedly committed, while at any District Facility, that minor shall have all District Facility privileges suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest and a recommendation of termination of Minor's privileges for up to one (1) calendar year (or some shorter amount of time at the Board's discretion). Written notice will be given to the known minor's guardian(s) as to the Board of Supervisors decision.
- 4. Utilizing the District Facilities during the suspension period will be considered trespassing and law enforcement will be contacted. Furthermore, attendance as a Guest will also be prohibited during such time. Attempts made to gain access to the District Facilities using another person's access will result in the suspension of that Patron's privileges for a period of fifteen (15) days.
- 5. **Suspension Effective Date**
 - a. The Effective Date for District Facility privilege suspension will be from the date of the written notice of suspension.
 - b. Weekdays (Monday - Friday) and Weekends (Saturday - Sundays) will be calculated toward the total number of suspension days.
 - c. The Effective Date for the District Facility privilege suspension will be stayed if the party subject to suspension files a notice of appeal of such suspension, in writing, to the District Management Office within 5 business days of the date of the written notice.
- 6. **Appeal Process - Minor Patrons**
 - a. Any Minor or guardian, has the right to dispute and request an appeal to the District's Board of Supervisors.
 - b. A notice of appeal must be submitted in writing to the District Management Office within five (5) business days of the date of the written notice for placement on the next regularly scheduled District meeting agenda.
 - c. Such notice of appeal shall outline all facts and support documentation that constitutes the basis of appeal.
 - d. The District Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next regularly scheduled District meeting or such appeal will be heard at the next subsequent scheduled District meeting.

- e. Any Minor appealing will be governed by the following procedures:
 1. Minor Appellant and at least one parent or guardian must be physically present or represented by counsel at meeting in which the appeal will be heard by the Board of Supervisors.
 2. Failure to attend will result in dismissal of appeal with no resubmission on future District agenda docket.
 3. Appellant's argument and basis for appeal will be limited to five (5) minutes per account unless otherwise expanded by the Board of Supervisors.
 4. The District Board of Supervisors and District Staff may question the appellant on any matter relevant to the appeal.
 5. The District Board of Supervisors and District Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal.
 6. Appellant must furnish sufficient copies (8) of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
 7. The District's Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion.
 8. District action(s) will be resolved by way of successful Board motion.
 9. Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

GENERAL FACILITY PROVISIONS

Cory Lakes' common areas and District Facilities are for the exclusive use of Cory Lake Isles Patrons and their guests. The cost to maintain the common areas and District Facilities and to replace equipment, furnishings and fixtures is charged to the owners on an equal basis as part of the annual assessment.

The common areas and District Facilities are available for use for activities organized by the CDD, POA, and for gatherings by individual Patrons and his/her guests. Patrons with outstanding assessment debt will not be permitted to use the facilities until the assessment has been paid in full.

The following is a brief summary of Cory Lake rules pertaining to the use of all community district facilities and playgrounds:

- 1) Community playgrounds, waterways, boating amenities and all other recreational facilities are open to Cory Lake Patrons and their accompanied guests
- 2) Community playground, park facilities and beach area are open daily from sunrise to sunset, except for pre- approved activities. Lighted outdoor sports facilities (tennis, basketball, hockey rink) will remain open for use until 10:00p.m. All facility lighting will be turned off no later than 10:30p.m.
- 3) Except for pre-approved activities, any loitering or parking at the community playground, beach club, beach area, or sports facilities outside of posted operating hours is strictly prohibited.
- 4) All motorized vehicles (such as cars, trucks, motorcycles, mopeds, go carts, remote control vehicles, scooters) are not to be operated at park facilities except on streets, parking lots, and other posted areas, unless special permission is granted.
- 5) Bicycles, skateboards, roller-skates, and rollerblades are not to be utilized on the tennis or basketball courts at any time.
- 6) Destruction, removal or defacing of park equipment, structures, CDD Property or surrounding wildlife areas is strictly prohibited. Any person found or seen causing destruction to the facilities will be suspended from the facility and compensatory reimbursement costs will be levied.
- 7) Smoking is not permitted anywhere in the District Facilities. Smoking while within the children's playground or pocket parks area is strictly prohibited. Smoking at the beach area is also prohibited, including all pavilions and picnic table areas.
- 8) No persons under the age of 21 shall possess or consume alcohol on CDD property. Any person who is suspected of being intoxicated or under the influence of drugs while on CDD property shall be denied admission and/or be removed by law enforcement.
- 9) No person shall use threatening, abusive, insulting or indecent language, nor behave in a boisterous or disorderly manner while on district property.
- 10) No person shall create any noise at excessive levels, or use amplified sound or music without prior written permission from the CDD Board or its designated committee while on district property.
- 11) All trash and waste must be deposited in receptacles. Food and perishable items are not to be left in common areas or in the community lake.
- 12) No fireworks of any kind are allowed on CDD property.
- 13) Except for licensed individuals, the use of firearms, or other projectiles of any kind shall be strictly prohibited on CDD property.

- 14) All individuals using District Facilities assume personal responsibility and risk. Patrons are personally responsible for their party and agree to pay for any damage caused by their use or their guest's use of the facilities.
- 15) The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Rules and Policies when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
- 16) Patrons must have Facility Access upon entering the amenities.
- 17) Children under fourteen (14) years of age must be accompanied by a parent or adult Patron aged eighteen (18) Or older.
- 18) All hours of operation of District Facilities will be established and published by the District. The Beach Club Facilities will be closed on the following holidays: Easter, Thanksgiving Day, Christmas Day and New Year's Day. The Beach Club Facilities may also have limited hours of operation or be closed on Christmas Eve and New Year's Eve with Board authorization.
- 19) Dogs and all other pets (with the exception of Service Animals) are not permitted in the Beach Club, Courts or within the playground areas. Where pets are permitted on the grounds, they must be leashed 10' or shorter. Patrons are responsible for picking up after all pets as a courtesy to residents and in accordance with the law.
- 20) Vehicles must be parked in designated areas. Vehicles must not be parked on grass lawns, sidewalks, or in any way which blocks the normal flow of traffic.
- 21) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on Amenity Facilities premises. Alcoholic beverages may be at District pre-approved special events.
- 22) Only District employees and staff are allowed in the service areas of the District Facilities.
- 23) District staff shall have full authority to enforce these policies.
- 24) Guests must be accompanied by a Patron while using the Amenities.
- 25) Disregard for any District Facilities rules or policies may result in expulsion from the facility and/or loss of privileges in accordance with the procedures set forth herein.
- 26) Patrons and their guests shall treat all staff members with courtesy and respect.
- 27) All motorized vehicles are prohibited on all landscaped property owned, maintained, and operated by the District, unless such vehicle is owned or contracted by the district.
- 28) Commercial advertisements shall not be posted or circulated in the District Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on District Facilities property unless approved in writing by the District Manager.
- 29) The District Facilities shall not be used for retail purposes without written permission from the District Board of Supervisors. The term "retail purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation.
- 30) District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage fees that have been established by the Board. District Staff also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc.
- 31) There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespasser will be reported to the local authorities.
- 32) Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any District Facility.
- 33) All patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the District Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
- 34) Various areas of all District Facilities are under twenty-four (24) hour surveillance.

ENFORCEMENT

District staff will be responsible for enforcing these rules.

Residents are encouraged to notify community security at (813) 986-0030 to report violations of community rules.

Written and verbal warnings may be given to anyone who violates any of these rules.

Any perceived or observed illegal activity will be referred to the appropriate law enforcement authorities.

Any person who violates a CDD rule or regulation or who damages or destroys CDD property may be brought before the CDD Supervisors for a hearing, at which time the CDD Supervisors may suspend certain privileges, assess costs, or both. As used herein, the "cost" of repairing or replacing CDD property includes (without limitation) charges incurred for service calls and (if warranted) emergency service calls, parts and labor, and the District's reasonable administrative costs.

Examples of privileges that may be suspended for rule violations include (without limitation); (a) suspension of tennis court privileges for a period of up to 90 days, (b) suspension of bar code access to the community for a period of up to 90 days, and (c) suspension of Beach Club privileges for a period of up to 90 days.

GENERAL DISTRICT FACILITY USAGE POLICY

The Amenity Facilities are common assets of the District and open to all patrons for non-exclusive use.

All Patrons and Guests using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities.

Violation of the District's Policies and/or misuse or destruction of amenity Facility equipment may result in suspension or termination of Amenity Facility privileges with respect to the offending patron or guest. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.

1. **Hours**-The Amenity Facilities are available for use by patrons during normal operating hours to as posted by the District.
2. **Emergencies**- After contacting 911 if required; all emergencies and injuries must be reported to the office of the Facilities Manager (813) 986-1031 or the Morris Bridge gatehouse at (813) 986-0030.

Persons using the Amenity Facilities do so at their own risk. Facilities manager's staff members are not present to provide personal training, exercise consolation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

BEACH CLUB FACILITY RENTAL POLICIES

Patrons only may reserve and rent the Beach Club for private events. The facility is available for private rental, and reservations may not be made more than six (6) months prior to the event. Patrons interested in renting should contact the CDD main office regarding the anticipated date and time of the event to determine availability. Please note that rentals are unavailable for private events on the following holidays:

New Year's Day	Good Friday	Memorial Day
	Labor Day	Thanksgiving
Fourth of July	Christmas Day	New Year's Eve
Christmas Eve	Easter Sunday	

The Pool and pool deck area of the facilities are not available for private rental and shall remain open to other patrons and their guests during normal operating hours. The patron renting the Beach Club shall be responsible for any and all damage and expenses arising from the event.

- 1) **Reservations:** Patrons interested in reserving the Beach Club must submit to the CDD Main Office a completed Facility Rental Agreement. At the time of approval, all fees associated with the rental MUST be submitted to the CDD Main Office in order to reserve the Beach Club. One payment should be in the amount of Five Hundred Dollars (\$500) as a security Deposit.

All checks and money orders are to be made payable to **CORY LAKE CDD**. The Cory Lakes CDD Office Administrator and/or Facilities Manager, at their sole discretion, has the authority to deny a rental request. Denial of a request may be appealed to the District's Board of Supervisors at the next available board meeting. Reservation for charity events

must be made at least thirty (30) days in advance of the event and are contingent on approval by the Board of Supervisors of the District.

- 2) **Cancellation Policy:** Cancellation of the reservation less than thirty (30) days from Facility use date will result in a forfeiture of one half (1/2) of the rental fee.
- 3) **Available Facilities and Capacity:** The Beach Club is available for private rental for up to six (6) hours total. INCLUDING SET UP AND POST-EVENT CLEAN UP, between the hours of 10am and 11pm when no other CDD/POA events are scheduled.
The maximum capacity allowed for use of the Beach Club is one hundred (100) persons.
- 4) **Staffing:** One (1) staff person is required to work during the six (6) hour facility usage. Should alcohol be added to the facility usage an additional staff person is required. An additional one hundred-dollar (\$100) usage fee will be added to the total amount owed when two (2) attendants are required.
- 5) **Deposit:** As stated previously, a deposit in the amount of Five Hundred Dollars (\$500) is required at the time the use is approved. To receive a refund of the deposit, the following MUST be completed.
 - a. The patron doing the renting must be present for the entire duration of the rental.
 - b. All trash and garbage must be removed and placed inside the dumpster.
 - c. All displays, favors or remnants of the event must be removed.
 - d. All of the furniture and other items must be returned to their original position.
 - e. There must be no damage to the Beach Club and its property.
 - f. Six (6) hour usage must not be violated. If the event exceeds the scheduled time limit by more than one half (1/2) hour, the entire deposit, at the discretion of the Board, will be forfeited to cover the additional staff time. The six-hour usage INCLUDES POST CLEAN-UP.
 - g. Attendant must verify that above conditions have been met.

6) **General Policies:**

- a. Facility and room maximum capacity limits must be observed at all times and will be strictly enforced. District staff reserves the right to take all necessary actions to comply with this requirement. Examples of these actions are, but not limited to:

Event Cancellation and Closure
Access Restrictions
Parking Enforcement and Towing

The Patron User will be responsible for any and all monetary citation and fines that may be received by the District for such a violation.

- b. All doors must remain closed at all times, except when patrons and guests are entering or exiting the building.
- c. The volume of live or recorded music must not violate applicable city of Tampa Noise Ordinances. Anyone standing in the driveway at the end of the canopy entrance should not be able to hear the music or other noise from the event.
- d. Usage fees and deposit fees may be adjusted at the discretion of the Board of Supervisors.
- e. Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case by case basis to be reviewed by the Board of Supervisors. The District is to be names on these policies as an additional insured party.

POOL PARTY RESERVATION POLICIES

1. **Pool Party rental fee is fifty dollars (\$50) for up to a 4-hour rental, this includes set up and clean-up of the area.**
2. It is the responsibility of the resident to ensure that participating pool guests adhere to all pool and slide rules.
3. The resident is responsible for ALL guests knowing and following the rules. Any persistent violation of the rules will result in the loss of the security deposit.
4. The designated area to be reserved, consists of only the 4 tables under the roof overhang, and may be rented for no longer than 4 hours; **this includes set-up and cleanup time.**
5. For any hired vendor (caterer, entertainer, etc.) a valid certificate of Insurance (COI) must be on file with the CDD office naming Cory Lake CDD additional insure and Cory Lakes CDD as certificate holder. (**See staff for COI example)
6. ABSOLUTELY no bounce house on ANY CDD property—NO EXCEPTIONS.
7. Functions may be cancelled due to bad weather or pool malfunctions. The pool staff will give as much advanced notice as possible.
8. Food and non-alcoholic beverages may be brought into the reserved area only for the event. **There is absolutely no smoking, NO alcohol or glass of any kind inside the pool gates! This includes serving dishes, cupcake or cake stands, dips in glass jars (i.e. salsa). PARTY WILL BE SHUT DOWN AND ESCORTED OFF PREMISES FOR ANY ALCOHOL OBSERVED.**
9. All pool activity is monitored with video cameras.
10. It is the responsibility of the resident to **clean the area** and remove ALL trash from the cans and dispose of in dumpster. If trash is not removed and area not cleaned, security deposit will be forfeited.
11. There is a maximum of 40 guests (residents and guests) per party.
12. All children **MUST BE SUPERVISED.**
13. Table top decorations only (NO BALLOONS, CONFETTI OR SIGNS TAPED TO WALL/CANVAS PICTURE).

The pool is open to the community and will remain open to residents/guests during the event.

Pool Party Security Deposit: \$100.00 (fully refundable upon approval from facilities manager)

Any Pool Party must be booked at least 24 hours prior to the event. Please contact the Office at 813-986-1031 or clubeachclub@corylakescdd.net. You may cancel and receive a refund of your fee up to a 3-day cancellation notice.

GENERAL RULES FOR SWIMMING POOL AND WATER SLIDE

****NO LIFEGUARD ON DUTY-SWIM AT YOUR OWN RISK****

Hours:

January through December

Opens at Dawn

Closes at Dusk

- 1) Residents agree to abide by all rules and regulations as set by the district. Residents acknowledges that this agreement may be terminated by the district without notice if resident violates the rules and regulations.
- 2) The district may change its hours of operation without notice.
- 3) Resident agrees to pay for any and all damages, losses and thefts caused by his or her use, the use of the resident's family and the use of the resident's
- 4) This facility will be videotaped for security and safety purposes.
- 5) All Patrons must use their assigned Facility Access issued to them upon entering the pool area.
- 6) Children under fourteen (14) years of age must be accompanied by a Parent or Adult Patron at all times for usage of the pool facility.
- 7) Radios, tape players, CD players, MP3 players, televisions and the like are not permitted unless they are personal units equipped with headphones.
- 8) Swimming is permitted only during designated hours, as posted at the pool. Patrons and Guests swim at your own risk.
- 9) Glass containers are not permitted in the pool area.
- 10) Alcoholic beverages are not permitted in the pool area, except for District authorized events.
- 11) No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.

- 12) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
- 13) Diving is strictly prohibited.
- 14) Any person swimming during non-posted swimming hours will be suspended from using the facility for a period of 30 days.
- 15) No One shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening of the pool.
- 16) Pool entrances must be kept clear at all times.
- 17) No swinging on ladders, fences, or railings is allowed.
- 18) Pool furniture and accessories are not to be removed from the pool area.
- 19) Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- 20) Pets, (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted to be used or operated on the pool deck area inside the pool gates at any time.
- 21) The District Staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc. conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Property Owner's Association Sponsored Events.
- 22) Patrons and Guests use the slide at your own risk.
- 23) One person at a time may go down the slide. Failure to abide by this policy will result in expulsion from the pool for the day.
- 24) ABSOLUTELY NO STOPPING ON THE SLIDE
- 25) NO RUNNING ON THE SLIDE DECK OR RAMP.
- 26) CLIMBING ON ROCKS IS NOT PERMITTED.
- 27) For Safety reasons, pregnant women and persons with health condition or back problems should not use the water slide.
- 28) Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.
- 29) All patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.
- 30) Failure to follow slide procedures will result in loss of patron's slide privileges for one (1) day, no exceptions.
- 31) Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.
- 32) Residents and guests must wear proper swimming attire. No cut off jeans or street apparel can be worn to swim.
- 33) Continued violations of the pool rules and regulations can result in the permanent expulsion from the pool.

WATER SLIDE PROCEDURES

1. Patrons and Guests use the slide at your own risk.
2. One person at a time may go down the slide. Failure to abide by this policy will result in expulsion from the pool for the day.
3. Absolutely NO stopping on the slide.
4. No running on slide deck or ramp.
5. Climbing on rocks is not permitted.
6. For safety reasons, pregnant women and persons with health conditions or back problems should not use the water slide.
7. Children/infants are NOT permitted to go down the slide sitting on a Patron's lap.
8. All Patrons and Guests must go down the slide feet first and facing upward. Head first is prohibited and will result in expulsion from the pool for the day.
9. Failure to follow slide procedures will result in loss of Patron's slide privileges for one (1) day. Should subsequent attempts be made to utilize the slide during suspension of such privilege, patron will be suspended from the facility for a period of one (1) day.

FECES POLICY FOR SWIMMING POOL

1. If contamination occurs, the pool will be closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.
2. Parents should take their children to the restroom before entering the pool.
3. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.

ADA CHAIR LIFT USAGE POLICY

1. ADA chair lifts are for use by disabled Patrons and disabled Guests only. Users should consult with their physician to determine if water activities are appropriate for users.
2. Chair lifts are designed for self-use. District Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.
3. Use of the chair lifts by non-disabled Patrons or Guests will result in immediate suspension from the facility for a period of one (1) day, no exceptions.

AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY

1. Aquatic toys and equipment are permitted in the pool so long as they do not disturb other users. Nonaquatic toys and equipment are not permitted in the pool.
2. District Staff has the final say regarding the use of any and all recreational floatation devices.

FITNESS CENTER POLICIES

1. All Patrons using the Fitness Center are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Disregard or violation of the District's policies and rules and misuse or destruction of the Fitness Center equipment may result in the suspension or termination of usage privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment.
2. Please note the Fitness Center is an unattended facility. Persons using the facility represent that they are physically able to use the exercise equipment and do so at their own risk. Staff is not present to provide Personal Training or Exercise Consultation to Patrons. Persons interested in using the Fitness Center are advised to consult with a physician prior to commencing any exercise program.
3. **Hours:** The Fitness Center is open for use by Patrons twenty-four (24) hours per day. The Fitness Center hours of operation may be changed without notice.
4. **Emergencies:** Call 911 if immediate medical attention is necessary. All emergencies and injuries must be reported to the Facilities Manager at (813) 986-1031.
5. **Eligible Users:** Only Patrons and Guests - age fourteen (14) or older are allowed to use the Fitness Center. Members and their Guests must consent to the following:
 - a. Seventeen (17) years old or less must be accompanied by a parent/guardian between the hours of 10:00p.m and 5:00 a.m. No exceptions.
 - b. Under Fourteen (14) years must have a consent form signed by a parent/guardian prior to gym use and must be accompanied by a parent/guardian in the Fitness Center.
 - c. Fifteen (15) to Seventeen (17) years old must have a consent form signed by a parent/guardian prior to gym use.
 - d. Eighteen (18) years old and more must sign a consent form prior to gym use.
6. **Guest Policy:** Patrons may bring a trainer to the Fitness Center for personal training sessions only. House Guests are allowed usage of the Fitness Center if accompanied by the Patron. House Guests are required to register with the Facilities Office for access to the gym without having to be accompanied by the Patron.
7. **Food and Beverage:** Food (including chewing gum) is not permitted within the Fitness Center. Water is permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids and in containers provided by the facility. Alcoholic beverages are not permitted.

8. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, tank tops, leotards, athletic shorts (no jeans), and/or sweat suits. No swimsuits are permitted.
9. General Policies:
 - a. Each individual is responsible for wiping off fitness equipment after use.
 - b. Hand chalk is not permitted to be used in the Fitness Center.
 - c. Radios, tape players and CD players are not permitted unless they are personal units equipped with headphones.
 - d. Weights or other fitness equipment may not be removed from the Fitness Center for any reason.
 - e. Use of cardiovascular equipment should be limited to thirty (30) minutes when someone is waiting.
 - f. Step aside between multiple sets on weight equipment if other persons are waiting.
 - g. Restack weights after usage.
 - h. Replace weights to their proper location after use.
 - i. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
 - j. Any fitness program operated, established, and run by Staff may have priority over other users of the Fitness Center.
 - k. Smokeless tobacco products are not permitted anywhere in the Fitness Center.
 - l. Loud, profane or abusive language is prohibited.
 - m. Disregard to any fitness center rule will result in expulsion from the Fitness Center and/or loss of Fitness Center privileges.
 - n. All broken equipment should immediately be reported to the District Staff.
 - o. The District Staff reserves the right to discontinue any programs or activities due to concerns with safety and other conflicts with the operation of the Beach Club.
 - p. Each individual is responsible for removing the weight plates that he or she has used on the plate-loaded machine and returning all plates, dumbbells, barbells, and other equipment to the proper storage places.
 - q. Weight plates are not to be attached to weight stacks on the machines.
 - r. Benches and machines are not to be stepped on.
 - s. Dumbbells, weight plates, and barbells shall not be placed on the benches.
10. The user shall pay for any and all damages caused by his or her careless or improper use of the equipment or facilities.
11. The District uses several avenues in which to provide security to protect its assets, including but not limited to video surveillance.
12. As the Fitness Center and its equipment are an asset of the District, the following guidelines will be used to make decisions on all penalties and enforcements:

Security Video Review:

- A. Footage will be reviewed based on any of the following:
 1. A complaint is made which required video review for validation:
 2. An obvious issue being addressed required video review; and
 3. For purposes of testing and maintenance.
- B. Only the Facilities Manager, the installation company, District Chair and a person authorized by the District Board of Supervisors are authorized to view video tapes.
- C. Video must be reviewed by two Authorized individuals, as mentioned above, before accusing a gym user of any infringement.
- D. Any party accused of an infringement has the right to view relevant video footage.
- E. Video footage will not be distributed by the District to any publicly accessible location.

Infringement penalties up to and including:

- A. STEALING EQUIPMENT: Police notification and permanent revocation of rights to Fitness Center use.

- B. DAMAGING EQUIPMENT AND/OR PREMISES: Immediate and permanent revocation of rights to use Fitness Center.
- C. LETTING MINORS IN WITHOUT PARENT: After two warnings, Fitness Center access revoked for 90 days.
- D. NOT PUTTING WEIGHTS AWAY: After two warnings, Fitness Center access revoked for 30 days.

RULES FOR TENNIS COURTS

1. Tennis Courts are for use of CLI resident, dependents living with a member and their *guests only. *the member must accompany the guest/s to use the tennis court.
2. No prior reservation is required to use the tennis courts. They are available on a first come first served basis. Use of tennis court is limited to one hour when other players are waiting.
3. Players must place trash and debris in the trash receptacles provided at the court entrances.
4. No food, glass bottles, cans or breakable items permitted inside the enclosure.
5. Tennis courts are for the play of tennis only. Pets, roller blades, bicycles, skateboards, scooters (etc.) and other activities are not permitted inside the enclosures.
6. Gates must be closed at all time during play and upon leaving the courts.
7. Do not prop the gate open with any other material leaving the court unsecured.
8. There is no restroom inside enclosure or outside courts area. Use the restrooms inside the clubhouse.
9. Children twelve (12) years of age and younger must be accompanied by parents or adult guardian.
10. Tennis courts are the property of Cory Lake Isles and managed by the CDD. The CDD staff inside the Club House shall address any conflicts.
11. Safety is the primary concern to the CDD and its members. The CDD assumes no responsibility for any accidents or injury in connection with use of the courts or for any loss or damage to personal property.
12. The tennis courts hours of use are dawn to 10:30PM.
13. No more than 4 players are permitted on the court.
14. Smoking and intoxicants are strictly prohibited on the courts. Intoxicated persons are prohibited on the courts.
15. Use of radio, television, or similar devices permitted only when used with headphones.
16. Use of profane or abusive language is prohibited.
17. Only shoes designed specifically for playing tennis are permitted on the courts. Proper attire should be worn while playing tennis. Shirt must be worn at all times.
18. Court lights should be turned off at the conclusion of the play and before leaving the courts. Please report all court hazards and/or damage to the CDD staff for repairs.
19. Outside Trainers
 - a. Only CDD approved instructors are allowed to use the courts are only allowed training of residents and members of Cory Lake isles.
 - b. Training tennis players from outside of Cory Lake Isles is strictly prohibited.
 - c. Trainer/s are required to use the original courts for instructional purposes. Court #1 in the original courts enclosure will be the primary training court. If more than one trainer is on the courts to give lessons at the same time and members are not using court #2, a trainer can use that court. Trainer must vacate court #2 when a resident/member player is waiting.

TENNIS COURT POLICIES

All Patrons and Guests using the Tennis Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the amenity facilities. Disregard or violation of the District's policies and rules and misuse or destruction of facility equipment may result in the suspension or termination of facility privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment. Guests may use the facilities if accompanied by a Patron.

Persons using the facility do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use.

I) Hours: The Tennis Court Facilities are available for use by Patrons during normal operating hours which are posted. These facilities may not be rented, and work on a first come first serve basis unless otherwise programmed by the District.

2) Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the Facility Manager at (813) 986-1031.

3) General Policies:

- a. Court use is limited to one (1) hour when other Patrons and/or Guests are waiting. Court use limit commences upon Patron and/or Guest arrival.
- b. Usage works on a first come first serve basis, unless otherwise programmed by the District.
- c. Schedules of programs will be posted.
- d. Proper tennis shoes and attire, as determined by the staff, are required at all times while on the courts.
- e. Shirts must be worn at all times.
- f. Patrons and Guests must supply their own equipment.
- g. Beverages are permitted at the Tennis Court Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the tennis courts.
- h. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
- i. Court hazards or damage, need to be reported to the staff for repairs.
- j. The Tennis Court is for the play of tennis only. Pets and the use of roller blades, bikes, skates, skateboards and scooters and other activities are prohibited on the tennis courts.
- k. The Facility Manager reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., including Tournaments.

HEARING PROCESS

Fitness Center access penalties will be enforced by the Facilities Manager for any party accused of an infringement listed above.

The party will be informed of the next regularly scheduled meeting of the District Board of Supervisors. The party will be required to attend where a hearing will be scheduled to plead their case; and the Board will make a decision on the infringement of either reinstating Fitness Center access; or placing a penalty as outlined above.

BASKETBALL AND HOCKEY COURT POLICIES

All Patrons and Guests using the Basketball and Hockey Court Facilities are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the facilities. Disregard or violation of the District's policies and rules and misuse or

destruction of facility equipment may result in the suspension or termination of facility privileges. The District may pursue further legal action and restitution in regards to destruction of Amenity Facility property or equipment. Guests may use the Basketball and Hockey Court Facilities if accompanied by a Patron.

Please note that the Basketball and Hockey Court Facilities are unattended facilities and persons using them do so at their own risk. Persons interested in using these facilities are encouraged to consult with a physician prior to use.

1. Hours: The Basketball and Hockey Court Facilities are available for use by Patrons during normal operating hours which are posted. These facilities may not be rented, and are available on a first come first serve basis unless otherwise programmed by the District.
2. Emergencies: All emergencies and injuries must be reported to the Amenity Staff as well as the Facility Manager at (813) 986-1031.
3. Proper Attire: Proper basketball or athletic shoes and attire are required at all times while on the courts. Proper attire shall consist of athletic shoes, shirts, and shorts or athletic pants.

General Policies:

- a. The Basketball and Hockey Court Facilities are for the play of Basketball, Hockey and Soccer.
- b. Pets, bikes, skateboards, and scooters are prohibited to be used at the facility. Roller blades may be used at the hockey court only.
- c. Beverages are permitted at the Basketball and Hockey Court Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted on the basketball or hockey courts.
- d. Alcoholic beverages are not permitted on the Basketball or Hockey Courts.
- e. The Basketball and Hockey Courts are available on a first come, first serve basis. It is recommended that persons desiring to use the Basketball or Hockey Court check with the District Staff to verify availability in case they are reserved for programs or closed for maintenance. Use of the Basketball or Hockey Court is limited to one (1) hour when others are waiting.
- f. Proper Basketball and Hockey etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- g. Persons using the Basketball or Hockey Court Facility must supply their own equipment.
- h. Courts and their surrounding areas must be cleaned up after use. Players must clean up the court after play. This includes equipment, cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
- i. Usage of the Basketball or Hockey Court Facility by Guests, unless accompanied by a Patron, is strictly prohibited.

PLAYGROUND AND POCKET PARK POLICIES

- 1) No roughhousing.
- 2) Persons using the playground and pocket parks must clean up all food, beverages and miscellaneous trash brought to the playground. Glass containers are prohibited. Place all trash in containers.
- 3) The use of profanity or disruptive behavior is absolutely prohibited.
- 4) Alcoholic beverages are not permitted.
- 5) Inflatable equipment, such as bounce houses, is not permitted at the pocket parks.
- 6) Usage of the playground and pocket parks may be limited or suspended from time to time for sponsored events approved by the District.
- 7) The playground and pocket parks are open from sunrise to sunset.
- 8) No one over the age of 12 is allowed on equipment with the exception of the dual swing.

FISHING AND POND POLICIES

Only Patrons and their Guests may fish from the lake and ponds located within the District. We ask that you respect your fellow landowners and access the lake and ponds through the proper access points. The District operates under a catch and release policy for all fish caught. The lake and ponds serve as storm water management purposes and are not to State Code for keeping or consuming your catch. The purpose of these bodies of water is to help facilitate the District's natural water system for storm water runoff.

1. Fishing is permitted only from dawn until dusk.
2. The District operates under a catch and release policy. Removal of fish for personal keep or consumption is not authorized.
3. Spear fishing or the use of Spear Guns, Bow & Arrows, and Firearms are not permitted as acceptable methods to fish.
4. Cast Netting is prohibited.

5. Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-Hookers or needle-nose pliers need to be carried by authorized users at all times.
6. Circle Hooks are recommended for all live bait fishing.
7. In events where, dangerous wildlife is "caught" by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
8. The use of traps is strictly prohibited.
9. The use of profanity or disruptive behavior will not be tolerated.
10. All trash or debris must be disposed of in the appropriate receptacles. The philosophy of "If you bring it with you, you must take it with you when you leave" is employed.
11. Fish are not to be moved from one lake or pond to another.
12. No one is allowed to introduce or stock any of the lakes or ponds.
13. Patrons and Guests will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish. Any monetary penalties or fees incurred by the District as a result of user's failure to acquire such required permits or licenses will be the liability of the individual determined to be in violation
14. General Polices:
 - a. Swimming is prohibited in all ponds on District property.
 - b. No watercrafts of any kind are allowed in any of the ponds on District property.
 - c. Parking along the right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish in the ponds walk or ride bicycles.
 - d. Continued violation of this policy will result in the immediate reporting to local law enforcement authorities.
 - e. There is a 20-foot District owned buffer surrounding each pond, residents may fish in the 20 feet buffer during the hours of dawn to dusk. Please be respectful of adjacent resident homes.
 - f. Homeowners whose lot abuts the pond are responsible for mowing, weeding and trash removal to the water's edge.

BEACH, DOCK AND BOAT RAMP POLICIES

1. The Beach, Dock and Boat Ramp are provided for use of Patrons and their Guests only. Guests must be accompanied by a resident while using the Beach, Dock or Boat Ramp.
2. Use at your own risk. No lifeguard is on duty.
3. All vessels docked at the Beach Club must be registered and have a current registration sticker and must be numbered in accordance with the POA and District boating policies.
4. Unregistered inoperable or derelict craft may not be docked at the Beach Club and will be towed at owner's expense.
5. Only routine boat cleaning and maintenance performed with environmentally safe materials is permitted at the boat ramp. Any other activity that might result in spillage of oils, lubricants, solvents or other hazardous material into the lake is prohibited.
6. The District is not responsible for damage, theft or vandalism to any boat docked at the Beach Club.
7. All vessels mooring and/or docked at the Beach Club will be properly secured using at minimum a 3/8 inch nylon mooring line.

COMMUNITY LAKE AND SHORELINE POLICIES

1. Only vessels belonging and registered to a Patron are permitted on the lake.
2. Use of any non-Patron vessel on Cory Lake will be deemed and considered actionable trespass.
3. All vessels must be registered with the POA prior to entering the lake and must display the issued (CL) registration.

4. All areas of the lake are "NO WAKE" except for the area inside the buoys on the ski lake.
5. Help preserve our fish population. Cory Lake is a "catch and release" lake only.
6. Navigation lights are required on any vessel operating after dusk until dawn. Travel speed during these hours shall not exceed idle speed.
7. NO ENTRY OR ACTIVITY is permitted on the conservation islands.
8. Be courteous to those using the ski lake. Always travel in a counter-clockwise direction and refrain from creating wakes interfering with any watercraft pulling a skier, wake boarder, tube or other towable.
9. Persons using the lake after 10 pm at night must be eighteen (18) years of age or older. In addition, there shall be no loitering on the lake at any time.
10. Reckless or unsafe operation of any vessel is STRICTLY PROHIBITED.
11. Any violation of the Rules and Policies concerning the operation of vessels on Cory Lake may result in the assessment of a monetary fine and/or suspension of privileges.
12. Incident reports can be directed to Cory Lake Security at 813-986-0030.

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the Community. The policy statement is consistent with the policies of other governments including Hillsborough County, and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies, including but not limited to, trees are left to fulfill their role in nature's process. Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Hillsborough County, and SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas. In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.

LAKE WALL AND BANK EROSION POLICY

- 1) The District acknowledges that there are several ponds and mitigation areas owned by the District within its geographical area.
- 2) Additionally, the District's easements allow the District's consultants, staff members and personnel to go onto private property surrounding such ponds, areas and canals.
- 3) All repairs, maintenance and improvements of pond slopes and retaining walls are the ultimate responsibility of the property owners and not that of the District.

PARKING RESTRICTIONS POLICY

1. The District's parking restriction policy is:
No cars are to be parked overnight on any street. No cars are to be parked on easements.
2. Illegally Parked Vehicle will be subject to:
A total of one (1) No Parking Warning provided by District's security company. Thereafter, the vehicle is subject to towing at owner's expense.

POLICY FOR RECORDS MANAGEMENT PROGRAM OF LOCAL RECORDS

- 1) The District is a special purpose local government and adheres to the Public Records Law and "the Records are open for inspection to the public during normal business hours."
- 1) The Permanent Records (whether originals or copies) are not to be removed from the District Records Office or Local Records Office to preserve the integrity of the public records, much like records housed at the county or city offices. Photographing permanent public records shall be done under the supervision of the custodian of the public records or designee thereof.
- 2) Any records of which you would like copies of must be handled by the records officer, records coordinators or designee thereof. Those individuals are the on-site administrator at the Beach Club or the District Manager.
- 3) Pricing for copies are as follows in accordance with State Statutes:
Fifteen (15) cents per letter one-sided copies
Nonstandard sizes at actual cost of duplication
Additional charge for the person making the photographs after the first 15 minutes is \$10 per hour charged in 5 minute increments.
Cost of postage and handling, as applicable.
If requested, \$1 per copy for a certified copy of each public record. Certifications are handled by the District Management Company.
Whenever possible, electronic copies will be via the District Manager's office provided the total size of the document is under 20MB, as most systems will not allow documents greater than 20MB including the text of the cover email message through the IP Servers.
Payments for copies made at the Local Records Office, the Beach Club, or the District's Records Office will be made payable to the District.
- 4) Any other questions or information request, shall be directed to the District Records Custodian at (561) 571-0010.

- 5) Meeting agenda, schedules, adopted budgets, minutes, audits and other District information is available for viewing and download on the District website at www.corylakescdd.net.

Cory Lakes

Community Development District

EXHIBIT

6

AGENDA

1 **SUMMARY OF MOTIONS MINUTES OF**

2 **01/11/24 JOINT POA/CDD MEETING**

3 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

4 The Joint POA/CDD Meeting of the Board of Supervisors of the Cory Lakes Community
5 Development District was held Thursday, January 11, 2024 at 6:00 p.m. at Cory Lakes Beach Club,
6 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person
7 as well as via ZOOM, at

8 <https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09>,

9 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837
10 3143 1918, Passcode: 123456.

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

12 Chairman Castillo called the meeting to order at 6:02 p.m., conducted roll call, and led everyone
13 in reciting the Pledge of Allegiance.

14 Present and constituting a quorum were:

15	Jorge Castillo	Board Supervisor, Chairman
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	Vivek Babbar	District Counsel, SRV
22	John Hall	Facilities Manager, CLI
23	Dominique Green	Office Administrator, CLI
24	Sheryl Springer	POA President, CLI
25	Rishi Vasudeva	POA Secretary, CLI
26	Juan Aliaga	POA Secretary, CLI
27	Marcelo Mejia	POA Treasurer, CLI
28	Web Melton	POA Counsel, CLI
29	Alicia Payne (via Zoom)	Regional Director, LCAM

31 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board
32 approved the **POA to Utilize the CDD Boat only under the Operation of Mr. Hall**, for the Cory Lakes
33 Community Development District.

34 _____
Signature

_____ **Signature**

35 _____
Printed Name

_____ **Printed Name**

36 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

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

Cory Lakes

Community Development District

EXHIBIT

7

AGENDA

1 **MINUTES OF 01/11/24 JOINT POA/CDD MEETING**

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24	Juan Aliaga	POA Secretary, CLI
25	Marcelo Mejia	POA Treasurer, CLI
26	Web Melton	POA Counsel, CLI
27	Alicia Payne (via Zoom)	Regional Director, LCAM

28 *The following is a summary of the discussions and actions taken at the January 11, 2024 Cory Lakes CDD Board*
29 *of Supervisors Joint POA/CDD Meeting.*

30 **SECOND ORDER OF BUSINESS – Audience Comments**

31 Mr. Babbar addressed the item for the meeting that applied to the first opportunity on the agenda for
32 Audience Comments by reviewing Exhibit 1, which included only those sections in the covenants where CDD
33 and POA responsibilities coincide pertaining to authority in the community. He reminded the audience that
34 concerns involving only the POA would not be discussed during the meeting, and that residents could raise those
35 issues at the end of the meeting under the fourth agenda item, for Audience Comments – New Business.

36 Chairman Castillo opened Audience Comments.

37 Mr. Foster asked the Board to check on having a maximum of two (2) vehicles parked in driveways. He
38 said that this could be an inconvenience and suggested the Board supervise lot owners in moving their vehicles
39 and being mindful of their property’s appearance. Mr. Babbar restated that the discussion would focus on issues
40 that could be resolved by both the CDD and POA, and that this was not covered by the scope of the meeting.
41 Some residents said that they wanted to address several items on covenants and bylaws, and Mr. Babbar
42 reminded the residents to be specific on Exhibit 1. Mr. Foster and Mr. McCormick decided to discuss their
43 comments later in the meeting under non-agenda items.

44 Mr. Hansen said that the POA started a Rewrite Committee for the covenants in 2022, wherein residents
45 were the members and added that he was a part of it. He shared an overview of the committee’s timeline, asked
46 the POA about an update. Mr. Babbar advised that some of the items raised by Mr. Hansen could be addressed.

47 Mr. Gudale asked the Board to amend the covenants and bylaws and noted that he was concerned about
48 the possibility of the selling of the Meadows property and any future annexation of new land by the CDD. He
49 asked the Board if they could include these concerns in the covenants. Mr. Melton asked Mr. Gudale to clarify
50 the annexed property. Mr. Gudale clarified that he is concerned about the annexation of adjacent land, either
51 private or public property, into the community. Mr. Melton responded that he would get back to Mr. Gudale on
52 that matter. Ms. Springer said that the residents want this stated in the covenants, and Mr. Melton answered that
53 it may be possible for POA to do so.

54 Supervisor Acoff asked Mr. Babbar if this item was out of order. Mr. Babbar said that the Board can
55 address the concerns one at a time. Supervisor Acoff discussed that about 900 homeowners previously signed a
56 petition to not sell the Meadows, and he was trying to get the verbiage in the covenant wherein the transaction
57 could not proceed unless the majority of the residents voted for it. He said that the CDD had no authority and
58 hoped that in the current meeting with the POA and counsel, they could address that. Mr. Melton explained that
59 the annexation of property would not be easy and must undergo a process after the developer was gone. He
60 added that there would be no problem if the community requested for it to be added to the document. Supervisor
61 McIntyre clarified that it is from Article 4 of the current covenants and asked the POA if the word “developer”
62 would be removed and replaced with “Board of Directors,” which was suggested five (5) years ago.

63 Mr. Babbar clarified that the POA had a process and could be checked in Section 19.5 of the
64 amendments, wherein fifty-one percent (51%) of the property owners should have voted to take the next step.
65 He confirmed that the residents’ request would be possible if they undergo the same process. Mr. Melton stated
66 that the final decision would still be coming from the homeowners, and not from the Board. Supervisor Acoff
67 said adding this language to the covenants would contribute to the unity of the residents and enhance the quality
68 of the community. Ms. Springer restated that the homeowners would have the final say and said that the
69 discussion and the goal of the Rewrite Committee is to have a document that residents would vote on, and if
70 majority was not reached, it would be considered invalid. Supervisor Acoff reiterated that the residents wanted
71 to know what was revised, showing the specific changes in the recent document in comparison with the previous
72 one. Mr. Melton explained that when amendments were complete, there would be two (2) versions of the
73 document shared with residents, a clean version and one with tracked changes. He added that the presented
74 document in the meeting was the existing version of the declaration with the amendments.

75 Mr. Kota commented that he agreed with Mr. Gudale’s statements.

76 Mr. Yeluru also expressed his objection to the annexation of land, adding that ninety percent (90%) of
77 residents supported them. He also said that he does not support selling the vacant lot to developers. He reiterated
78 that these two (2) items should be added in the covenants, and wanted a motion passed at the end of the meeting.
79 He mentioned that this issue had been raised for many years and looked forward to having this settled with the
80 cooperation of both CDD and POA Boards.

81 Mr. Metuku said that he supported the residents’ standpoint and thanked everyone for being there tonight
82 to address the matter.

83 Mr. Guzman summarized what most residents in attendance asked for – no annexation, no selling of
84 land, and for the CDD to not allow construction of townhomes smaller than 2500 square feet.

85 Mr. Halade said he wanted a single point of reference for the homeowners.

86 Mr. Reich acknowledged that covenant change is difficult, and pointed out that the present document
87 needed a specific percent of homeowners’ approval to be amended. He said that he wanted assurance that the
88 mentioned requirement for the change would be the same and not be decreased. He also suggested that, aside
89 from the tracked version, the Board should have a platform wherein residents could send feedback on the
90 revisions. He advised the Board to assess any changes based on three (3) items, which include necessity,
91 effectiveness in terms of improvement, and alignment with the standards of a high-end community.

92 Mr. Sethi recalled the voting process and the decision made on having a multimillion-dollar gym, the
93 selling of the Meadows, and the annexation of new land. He said that 51% of homeowners must be reached to

94 approve the agreement, and suggested adding to the covenants the use of mail book or ballot, which could be
95 collected and recorded after residents had voted. Mr. Babbar clarified if Mr. Sethi was referring to a specific
96 situation or in general, and Mr. Sethi responded that what he said were examples. Mr. Babbar explained that the
97 selling of Meadows and construction of the gym were CDD items, and that the annexation might have coincided
98 with the POA and could be considered. He added that the CDD, a local government unit, is under Chapter 190
99 which states their scope and responsibilities and excludes the voting conditions. He said that the CDD does not
100 go through the process of referendum due to complex actions, such as property taxes and mentioned Ad Valorem
101 assessments. He referred to the law stating that the Board of Supervisors would have the final decision, and said
102 that his request might not be totally accepted as what he expected but would be but quite similar. Mr. Sethi gave
103 a hypothetical example that suggested a process wherein residents could raise their concerns. Mr. Babbar said
104 that the issue was mainly for the CDD Board and could be discussed at the upcoming CDD meetings. He
105 reminded all that the present meeting would cover only the overlap of CDD and POA functions. Mr. Sethi
106 acknowledged Mr. Babbar's suggestions, provided that the CDD Board would resolve the subject in the future.

107 Mr. Perry introduced himself and asked if there would be a provision in the covenants for grandfathering
108 for certain rules. He also inquired about the enforcement of the covenants if revisions would be made and wanted
109 to know the number of POA citations given for the past six (6) months.

110 Ms. Pocara (*via Zoom*) said that she did not find the agenda packet on the CDD website, and asked how
111 and when the residents would receive a copy of amendments of the covenants. Mr. Babbar advised that the
112 agenda packet was, in fact, on the CDD website.

113 A resident asked if the covenants shown in Exhibit 1 were the revised version, and Chairman Castillo
114 said that they were the existing covenants.

115 **THIRD ORDER OF BUSINESS – Business Items**

116 Supervisor Acoff asked the POA Board what possible actions there would be after the night's discussion.
117 Supervisor McIntyre expressed her appreciation for the POA and CDD working together.

118 Mr. Melton explained that approval from the CDD Board would be needed if there were changes that
119 would greatly affect the CDD, and that there were questions on jurisdiction between the CDD and the POA. He
120 stated that the majority of the discussion would be about present conditions, and that the POA Board wanted
121 clarification on who would be responsible for some items.

122 Ms. Springer read Section 10.4, noting that construction might be done by the developer or the CDD.
123 She asked the CDD Board if this section should remain or be considered outdated. She said that she had asked
124 Mr. Hall if this would affect entering and leaving the property. Mr. Hall stated that there could be potential
125 litigation and access issues if easements were not made and clarified that it was not about changing easements.
126 Ms. Springer said that this could be struck. Mr. Babbar said that it would not be possible since easements were
127 already created unless a homeowner would not permit access. Ms. Springer asked about the process required for
128 the CDD to omit a section, and Mr. Melton said that could happen if the CDD approved the change. Chairman
129 Castillo asked if the approval being referred to was the vote of 51% of the homeowners on the draft, and Mr.
130 Melton agreed.

131 Chairman Castillo said that Section 10.4 was not a previous concern and suggested that they move on
132 to a more complex issue. He acknowledged the POA Board's challenging work when receiving complaints and
133 opined that the main issue was enforcement. He said there should be no selective enforcement, and encouraged
134 penalties for violations so that residents would be more mindful. He stated that this would benefit the community
135 and provide a better quality of living. He suggested not going line by line through the document due to time
136 constraints.

137 Chairman Castillo spoke about Section 14.8 on having two (2) vehicles parked in a driveway and noted
138 he has seen multiple cars in driveways and cars parked on the grass. He spoke of dead trees, and asked the POA
139 Board if residents were penalized for not trimming those trees. He said that POA has the authority to notify the

140 residents on that matter. He opined that if the POA did not fine residents for violations, the community would
141 not improve.

142 Mr. Mejia acknowledged Chairman Castillo's statements and said the POA has a management company
143 that should be managing enforcement. He added that this company inspects and sends notices if violations are
144 found. He said that he was not aware of selective enforcement since the management company would give
145 reports, particularly of infractions, to the POA Board. He stated that there was enforcement, and that the POA is
146 open to improvement.

147 A resident interrupted; Mr. Mejia reiterated that he did not witness selective enforcement and that the
148 POA Board would act on concerns raised. Mr. Babbar said that the CDD could not take part in the enforcement
149 and reminded the Boards to focus on the items of collaboration between the CDD and POA.

150 Supervisor Acoff discussed two (2) overlapping items: speeding and parking vehicles that could block
151 street views and said that residents could report these. He recalled a previous procedure on speeding wherein
152 data was gathered from cameras and a notice was sent to residents for a violation. He asked if this process was
153 still in operation, and Ms. Springer said that they were getting details on schedule, and that the POA would check
154 if the radars were functioning. She added that this was an example of overlap, as the equipment is from the CDD
155 and the enforcement is done by the POA. She asked who would be held liable if the POA received the speeding
156 report late, and Mr. Melton responded that it would still have to be verified. Ms. Springer confirmed with the
157 Board that the maximum allowable speed was 45 miles per hour, and Mr. Melton said that the process of
158 enforcement would not be discussed at the current meeting. He added that the main discussion would be on how
159 the CDD and POA could work hand in hand pertaining to authority in speeding and driving. He informed the
160 CDD about court decisions that challenged the enforcement by the POA on parking on public roads and
161 suggested that this could be addressed as well as the street trees.

162 Supervisor Acoff said there would be items which might be difficult to handle but attainable and
163 acknowledged Mr. Melton and Mr. Babbar in helping the Board assess the legalities. He asked the Board to
164 think about tangible actions they could address one at a time. Mr. Melton asked what type of tangible actions
165 the Board would want and mentioned street trees. Supervisor Acoff said that speeding might be a bigger issue
166 than street trees, and asked Counsel what the CDD could contribute.

167 Mr. Melton restated that the joint meeting was held to review the existing covenants as well as the
168 method of enforcement within the scope of the POA covenants and discussed Section 14.2 regarding speed limits
169 under Street Parking. He asked who among CDD, POA, or residents wanted the posting of speed limits. Mr.
170 Aliaga suggested that the signs should be on every single street, particularly on East Cory Lakes, and Supervisor
171 McIntyre confirmed that the 25 MPH signs were already up and said that residents should be fined if exceeded.
172 She asked if Mr. Hall could provide radar information details to the POA in a timely manner so that they could
173 notify homeowners of violations and mentioned that this process was executed before rather successfully. She
174 commented that at some point, the POA put an end to sending notices, and Mr. Aliaga said that it should be
175 resumed.

176 Supervisor McIntyre questioned the procurement of expensive speeding equipment when the POA was
177 not doing enforcement and added that the CDD Board decided not to include such devices in their costs. She
178 advised putting four or five cameras on Cory Lake Drive to end the speed limit violations and acknowledged the
179 difficulty in handling residents' complaints. She noted limitations to fining homeowners considering public
180 streets and that this would be another subject for discussion, and Mr. Melton stated that the topic could be
181 discussed in the current meeting. He explained that the CDD has restrictions on enforcement, and the CDD
182 Board agreed that they could not execute. Mr. Melton said that the item was an example of the overlap on
183 authority, and suggested that this could be addressed, and Mr. Mejia concurred. Mr. Babbar explained that the
184 agreement between the CDD and POA was already made in 2018, and that conveying the report from the CDD
185 to the POA was the main issue. He added that Mr. Hall and the property manager should be informed if the POA
186 had ceased the enforcement and stated that if the issue will be raised in the future, the POA Board could send a
187 report to the CDD and the CDD could acknowledge receipt, and then actions could be taken from that point.

188 Mr. Aliaga asked Counsel about implementation and if there was already an accord, and Ms. Springer
189 said that she would team with Mr. Hall and their property manager to ensure that reports were provided on
190 schedule and that the POA could carry out subsequent actions. She added that the POA would send notices once
191 more. Supervisor McIntyre restated that the 25 miles per hour should be included in the document, and Mr.
192 Babbar said that it was generally stated in Section 14.1 and recommended to not include the detailed speed limit
193 so that it would be more flexible if adjustments on speeding were necessary. Mr. Melton added that they could
194 address language applying to fine amounts if that were to be added to the covenants, since there could be changes
195 from time to time. Ha added that such amendments were aligned to current standards, and these would be helpful
196 to the Board in the future.

197 Supervisor McIntyre raised concerns of people running stop signs and recommended adding cameras at
198 the stop signs. She said that if the details of the violator were collected, the CDD could forward the report to the
199 POA, and Ms. Springer explained that running stop signs would still be under Section 14.1 on traffic laws. Mr.
200 Melton said that this was another example of the general statement in the covenants that the CDD would most
201 likely recognize, and Ms. Springer stated that if the CDD added the devices and did the enforcement as well, the
202 covenant would be disregarded because the Board has a process. Supervisor Fontcha mentioned that the CDD
203 Board had discussed the installation of cameras with internet connection before and said that it was not approved
204 due to high cost.

205 Supervisor Acoff said that he wanted the Boards to address the unsafe parking on the street, and
206 mentioned a case in Canary Isle wherein a big box truck was parked. He advised engaging with a towing
207 company or another way to resolve the issue. Supervisor Fontcha said that Mr. Hall would like to address some
208 of the items that were discussed. Mr. Hall talked about speeding and said that the security company, currently
209 Allied, was not giving tag details anymore due to the Driver Protection Act; however, they could only provide
210 tag information on file if there was damage to public or private property. He stated that the challenge was that
211 90% of the homeowners' tag numbers were not on record, and Supervisor McIntyre suggested that the CDD
212 could gather that information. Supervisor Acoff inquired if Envera could give the Board the details concerning
213 the law, and asked Mr. Krause to get more information from other sources.

214 Mr. Babbar said that Counsel had checked what the Allied referenced, and Mr. Melton commented that
215 they could in fact collect some data. Mr. Hall said that he would gather the information and forward it to the
216 Board. Supervisor McIntyre asked Mr. Hall about Envera's provision of speed cameras, and Mr. Hall confirmed
217 that the company would give devices to identify the owner. Supervisor McIntyre asked if the details were not
218 collected when staff provides homeowners with the gate barcode, and Mr. Hall explained that the staff had been
219 doing the registration and some homeowners only provide their insurance card. Mr. Fontcha said that this would
220 only apply to violators who are residents and not visitors, because of their lacking tag numbers. Mr. Mejia
221 advised that they were discussing the purchase of cameras that are about \$80,000, and Supervisor McIntyre
222 clarified that those were the latest. Chairman Castillo said that there was one camera that was still working, and
223 Mr. Hall explained that the existing camera was functional to one speed only using the multifactor authentication,
224 unlike previously when it could monitor 35 and 45 miles per hour.

225 Mr. Mejia asked the number of cameras needed, and Mr. Hall said that it would depend on where the
226 Board preferred to install them. Supervisor McIntyre said that they had four cameras and only one is operating,
227 and Mr. Hall clarified that they had only one that could capture photos and the rest were data collectors for high
228 speed in 15 or 30-minute intervals. Mr. Hall added that the camera at Bermuda Isle had the video footage, and
229 that tag numbers could be obtained when violations occurred. Chairman Castillo said that this concern would be
230 brought up again with more data due to the consideration of the law, and Mr. Babbar said that Counsel needed
231 to confirm what the security company stated about information gathering and then the Board could check the
232 possibility of adding more cameras. Supervisor Acoff asked when the process would begin, and Ms. Springer
233 said that whenever the CDD could send the report to POA. Supervisor Fontcha said that the Board could not
234 proceed since there were no tag numbers yet, and Chairman Castillo added that there would still be the law to
235 consider. Supervisor McIntyre requested a report at the next CDD meeting.

236 Chairman Castillo moved the discussion to parking on the streets. Mr. Melton addressed the CDD Board
237 and said that the POA had a difficult time due to lacking a solid definition of enforcement and advised that both
238 Boards assess and make recommendations on how to address street parking. He advised there was currently no
239 documentation that would allow the POA to enforce towing on public streets, and Supervisor McIntyre asked
240 Mr. Melton if the POA could penalize the violators. Mr. Melton informed the Board about a situation wherein a
241 resident wanted his hospice care provider to be parked on the street since there was not enough space in his
242 garage or driveway. He mentioned that in Cory Lakes, the area behind the gate was property of the CDD and
243 considered public. He asked the Board if they could find a way to resolve this issue and make the necessary
244 amendments on the document. Mr. Babbar said that the CDD does not have the right to fine the violators and
245 that this could not be incorporated in the covenants, since the CDD could only do what was referenced in Chapter
246 190. He added that it would be challenging to find a towing company in Cory Lakes as well as in other
247 communities.

248 Supervisor McIntyre asked the possibility of the POA fining or warning street parking violators if the
249 CDD could provide evidence, and Mr. Melton advised the Board to amend the covenants, which could have an
250 impact on CDD authority, and thought that it would not be proper. He looked forward to the courts to reassess
251 this subject and make appropriate changes. Supervisor McIntyre suggested getting another opinion as she
252 thought the issue could be considered an exceptional case. Mr. Melton advised incorporating it in the document
253 so that it could be resolved and stated that it would depend on the approval of the CDD. He added that the POA
254 would like to discuss every detail applicable. Supervisor McIntyre acknowledged the challenges of the POA and
255 said that she was aware that Ms. Springer spoke about having an LCAM verify the residents who were parking
256 overnight. Supervisor McIntyre suggested the security company compile a list of people parking illegally from
257 1:00 a.m. to 6:00 a.m., put stickers on their vehicles, and forward the information to the POA to act on
258 immediately.

259 Mr. Melton said that they could send a notice, and that the procedure on taking action would be the
260 problem. Supervisor Fontcha reiterated that the CDD Board could amend the rules; however, they could not
261 enforce them. Ms. Springer said that putting the sticker and issuing a warning might improve the current
262 situation. Mr. Melton restated that the CDD could tow but there was no towing company to engage with, and
263 Supervisor McIntyre said that they have been looking for a company for two years. Mr. Babbar said that he
264 advised the CDD Board before that they could suspend amenities privileges if violations were made; however,
265 there would be no assurance that this could affect the action of the resident, as they may not use amenities.

266 Chairman Castillo acknowledged the suggestion, and asked if this could be incorporated in the
267 document. Mr. Babbar responded that it was covered only by the CDD, and Chairman Castillo asked if they
268 could remove violators' resident gate access for one or two weeks. A resident commented that you could not
269 remove the access. Supervisor Fontcha said that the Counsel would handle that for the community. Supervisor
270 McIntyre asked Mr. Melton why one court case would affect the penalty on violators, and Mr. Melton said that
271 part of his service as the Counsel is to advise and inform the Board about the court's decision.

272 Chairman Castillo asked Mr. Babbar if the CDD Board would be in compliance with regulations if
273 privileges were removed, and Mr. Babbar answered that he had handled some cases and if the Board was
274 uncertain of the policy, they could try to prove that the actions were reasonable. He added that he was not
275 informed if there was a situation that happened a long time ago that stated it would not be allowable. Chairman
276 Castillo advised the Board to proceed, and asked if this could be added at once. Mr. Babbar said that it would
277 have to be put on the agenda at the CDD meeting which would be adopted by a resolution. Chairman Castillo
278 asked Mr. Krause to assist them on this, and Mr. Krause clarified that it could be discussed at the February
279 meeting. Supervisor McIntyre said that some homeowners were aggressive upon entering the gates if they were
280 stopped by the security and suggested keeping their barcode. Mr. Babbar clarified that he was referring to the
281 amenities, and Supervisor McIntyre confirmed that the gate access could not be removed and said that most of
282 the residents were not using the amenities. Mr. Hall added that 80% of the community were not utilizing the
283 facilities. Chairman Castillo asked if the "right of access" to the community would be denied if they removed
284 resident access, and Mr. Babbar said it would be considered as denial of access and could be questioned about

285 the connection between the convenient access and illegal parking on the streets. Supervisor McIntyre confirmed
286 that it could not be implemented.

287 Mr. Melton addressed the CDD Chairman and discussed Section 11.5c about Certain Vehicles. He asked
288 the CDD Board if they wished to revise this part and provide an action plan, and Supervisor McIntyre asked the
289 Counsel to clarify the inquiry. Mr. Babbar said that CDD could not control that.

290 Mr. Melton opened the discussion on lakes and the authority of the CDD and the POA over Cory Lakes.

291 Chairman Castillo asked Mr. Melton if they could readdress Certain Vehicles and recalled that there
292 were residents complaining about golf carts. He asked if these would fall under Section 11.5c, and Mr. Babbar
293 confirmed this and said that owners should have a valid driver's license. Mr. Babbar explained that Cory Lake
294 Isles is not a golf cart community, and that the CDD could not decide on that. Chairman Castillo asked if the
295 CDD could not deny access to golf carts if registered, and Mr. Babbar stated that the law or the POA might have
296 the right to enforce. Supervisor McIntyre asked if Mr. Hall could report about golf carts entering the district and
297 forward it to the POA. Mr. Melton said that the CDD has no authority and could not add it to the document. He
298 added that a golf cart could be owned if parked in a garage, and that having a golf cart would not be considered
299 a violation. Supervisor McIntyre suggested informing the POA if a resident was seen driving a golf cart on the
300 streets, and Supervisor Acoff said that the security could not monitor that all day.

301 Mr. Melton returned to the item about lakes, and asked the CDD Board if they wanted any changes in
302 the document on this part. He added that all items were referenced in Exhibit 1 to verify that every topic would
303 be discussed. Supervisor Acoff thought that there should be a feedback form for the residents living near the
304 lake, since he could not relate that much if there was an issue given his residence is not on the water. He advised
305 the POA to prioritize some items on the listed response if the forms were collected, and some of those
306 homeowners could be invited to the meeting. He also said that the CDD Board might have less information about
307 the current situation at the lakes, and Supervisor McIntyre mentioned that some of the CDD Board do not live
308 close to the lake. Mr. Babbar said that they could do that process of giving out feedback forms, and forward
309 those to the POA. Supervisor Acoff stated that he did not have enough details yet to give comments about this
310 section, and that he wanted to investigate first. Chairman Castillo said that there were complaints on non-
311 residents conducting unauthorized activities on the lake, and asked the Board how they could control those
312 events.

313 Mr. Aliaga advised having a gate, and Chairman Castillo said that the CDD Board had discussed
314 installing a gate before and decided not to because of the maintenance and costs. Mr. Melton stated that it would
315 be a CDD property issue, and Mr. Vasudeva asked Counsel how long it would take to install an entrance gate
316 for the lakes. Mr. Babbar said that it would not be possible and explained that the identification card and license
317 permit could be checked, and the challenge would be the boat alone. He added that the non-residents were still
318 not allowed to use the lake, and Mr. Aliaga commented that they should head home then. Supervisor Fontcha
319 restated that the expenses were highly considered during their last meeting about the lakes and said that the
320 current discussion would lead to enforcement again. Mr. Vasudeva advised the Board to add cameras and contact
321 other authorities who could give tickets if violations were made. Supervisor McIntyre clarified that Mr.
322 Vasudeva's proposal would be to call TPD if the CDD received a report on speeding, and Supervisor Fontcha
323 thought that Mr. Vasudeva wanted the TPD to have more time in the community if necessary. Chairman Castillo
324 said that the TPD could not because of the district's funds, and that they would be in the community for 4 hours
325 depending on their availability. Mr. Vasudeva suggested installing speed bumps, and Supervisor McIntyre
326 acknowledged Mr. Vasudeva and advised the Board to continue the discussion on lakes.

327 Supervisor McIntyre asked about the process of enforcement on the lakes and added that boats should
328 undergo inspections and asked how the CDD could assist the POA. Mr. Melton said that the CDD was not
329 responsible for boat inspections, and Supervisor Acoff mentioned that inspections and supervisions were made
330 when Mr. Harding, POA LCAM was present. Supervisor Acoff added that it could not always be Mr. Hall doing
331 the tasks and asked the POA if they could execute again the actions that had been effective in past years. Mr.
332 Mejia clarified that the lakes are under the authority of CDD, and asked the CDD Board if they could work with

333 the POA to use the CDD's boat for inspections. Ms. Springer asked Supervisor Acoff if he was referring to the
334 back of the property for the inspections, and Supervisor Acoff said that he meant the boats. Ms. Springer said
335 that Ms. Schewe, the current POA LCAM, could not oversee all the items mentioned in Lakes, Docks, and
336 Shoreline section, and including skiing, because Ms. Schewe would need to be on the lakes for that. Ms. Springer
337 added that Ms. Schewe's task was to check homeowners' properties, which included observing docks, homes,
338 and boats for conformity and proper function. She said that speeding would be an example of what the POA
339 could not perform since this would mostly happen during the night and on weekends, and that Ms. Schewe would
340 not be present at that time.

341 Supervisor Acoff asked if Ms. Schewe were to have more time on Morris Bridge Rd, would that help,
342 and Ms. Springer said that she would talk to Mr. Harding regarding this matter. Supervisor Fontcha asked if the
343 POA could give a monthly report on violations and fines to check the activities made, and Chairman Castillo
344 added that there was no need to mention the home details in the report. Mr. Melton asked the CDD Board if they
345 wanted to have amendments to the document about the lakes. Supervisor McIntyre spoke about Section 12.5,
346 and asked if the POA was providing vehicle permits every June 30th. Ms. Springer answered that they were
347 issuing permits, and that she would check the procedure for the renewal every year.

348 Supervisor McIntyre moved on to Section 12.6 and asked the POA if quarantine and treatments were
349 being done, and Ms. Springer said no. Supervisor McIntyre advised the POA that it would be necessary to ensure
350 the safety of the lakes from harmful weeds and other species and said that Mr. Hall mentioned that Solitude
351 spoke to him regarding this matter. Supervisor McIntyre added that boats from outside Cory Lakes could have
352 hydrilla on them, and Mr. Krause said that hydrilla could be a big concern. Chairman Castillo acknowledged
353 Mr. Mejia's point that the POA did not have a boat and asked the CDD Board to allow the POA to use their
354 boat. Supervisor Acoff asked what disclaimers are needed for the POA or LCAM to ride in the boat and clarified
355 that Mr. Hall would be driving it. Mr. Babbar said that if Mr. Hall was to drive the boat, it would be favorable
356 to the CDD, and Supervisor Acoff confirmed that the Board should have that as a condition. Supervisor McIntyre
357 made a motion to utilize the boat if Mr. Hall operated it.

358 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved
359 the **POA to Utilize the CDD Boat only under the Operation of Mr. Hall**, for the Cory Lakes Community
360 Development District.

361 Supervisor McIntyre spoke about Section 12.4b and asked if the Board could increase the age limit of
362 water vehicle operation. Mr. Hall mentioned that there were complaints on children riding jet skis. Ms. Springer
363 asked if the minimum age stated in the law to operate a boat was 14 years old, and Mr. Babbar confirmed that it
364 was based on Florida Boating Regulations.

365 Mr. Aliaga suggested having all boats be insured in the amount of \$1,000,000 to protect the lake, and
366 Supervisor McIntyre asked if that was included in the document. Mr. Babbar said that the CDD Board was
367 asking if this should be added to the covenants, and Mr. Aliaga said that there were old boats on the lake which
368 were not insurance verified. Supervisor Fontcha asked if insurance should be incorporated in the covenants. Mr.
369 Aliaga reiterated that every boat should have insurance, and Mr. Melton said that the aforementioned insurance
370 policy would be too costly and that they would have to ask for residents' feedback. Mr. Aliaga said that it would
371 protect the lake and activities such as fishing. Supervisor Acoff asked if proof of insurance should be provided
372 aside from the inspection and IDs. Mr. Mejia clarified that the Board wanted both the insurance certificate and
373 inspection, and Supervisor Acoff agreed. Supervisor Fontcha asked if the mentioned conditions were the
374 minimum criteria based on Florida Law, and Supervisor Acoff said that Counsel would inform them of the
375 requirements regarding insurance. Mr. Melton said that there were no specifics disclosed about insurance, and
376 Supervisors asked if any amount would be acceptable as long as the boat had insurance. Mr. Babbar said that
377 insurance was not required based on his research, and Supervisor McIntyre and Mr. Aliaga said that it should be
378 added. Mr. Babbar explained that when residents bought property here, they were already aware of the
379 covenants, and acknowledged that there was some overlap by the CDD and POA.

380 Supervisor McIntyre asked the POA who would be responsible for the safety inspections. Mr. Melton
381 said that they would not want the POA to handle the inspection, and Supervisor McIntyre asked if there would
382 be an establishment that would inspect the boats. Chairman Castillo and Supervisor Fontcha thought that it was
383 not stated in the rules, and Supervisor McIntyre said that the boats should be inspected before being allowed into
384 the lakes. Mr. Babbar stated that would be difficult to enforce.

385 Mr. Melton moved on to Easements, and asked the CDD Board if there were concerns that needed to be
386 addressed in this part. Mr. Hall said that there were difficulties in access to two ponds in Canary Isle due to
387 limited easement space, wherein equipment could not pass through. Ms. Springer spoke about the homes in
388 circle ponds, and Mr. Melton said that the Board could not cover that scope because those were considered as
389 private properties. Mr. Hall agreed, and Mr. Melton added that it would also be an option for the Board to omit
390 this part. Mr. Krause asked if fences were built on CDD easements in Cory Lakes, and Ms. Springer and Mr.
391 Hall said that residents were planting foliage in the easements. Mr. Hall mentioned that they encountered an
392 issue in Anguilla wherein there were fences and noted that there should be no fence in the easements. Mr. Melton
393 said it would depend on what property would be affected by the easements. He said that the items discussed had
394 CDD and POA overlap, and Supervisor McIntyre said that she compared the old document with Exhibit 1 and
395 commented that there were additional parts that should have been discussed, particularly, Sections 11.5c to f,
396 and 11.6. Mr. Melton said that the Counsel did not put every section in the agenda packet, and Supervisor
397 McIntyre read, in part, about parking on a temporary short-term basis defined as 24 hours. She informed the
398 Board of the current guidelines stating an exemption for people to park on the street if they did not have enough
399 space in their driveway and thought that the POA should be responsible for enforcing that, and not the CDD.

400 Mr. Hall clarified that those cars were permitted to block the sidewalk and not be on the street, and
401 Supervisor McIntyre restated that it should be under the POA's authority and added that the CDD made the
402 policy to address the concern. Mr. Babbar explained that the driveway to the sidewalk up to the road were
403 covered by the CDD and that homeowners should be accountable to maintain the driveway aprons up to the road
404 right of way based on the covenant. Mr. Babbar said that the homeowners needed to raise their concerns about
405 parking space to an authority, which happened to be the CDD, and opined on whether the request mentioned by
406 Supervisor McIntyre was that it should be the POA. Supervisor McIntyre said that the POA should check Mr.
407 Hall's tasks on this part, and make the residents fill out a hardship agreement form. Chairman Castillo said that
408 there would be only about 10 people involved in the community, and Mr. Hall agreed.

409 Chairman Castillo asked if Mr. Hall would provide the POA the agreement, and Mr. Melton said that
410 the POA could not decide immediately on handing over to them this work because they had to assess it first.
411 Supervisor Acoff said that the CDD Board did not have enough time to study the whole document to raise issues,
412 and advised to evaluate fully the covenants so that the CDD Board could also open a discussion of their suggested
413 items to the POA. He added that the subject for the meeting was limited and might be expanded if both Boards
414 could discuss their own findings on the document.

415 Mr. Mejia asked the reason behind the CDD Board's request, and Supervisor McIntyre restated that this
416 topic should not be handled by the CDD. Chairman Castillo asked Mr. Hall if there were some difficulties
417 regarding this matter, and Mr. Hall said that it would depend on the situation since some residents would ask
418 him the purpose of the hardship agreement. Chairman Castillo asked Mr. Babbar if this issue should still be
419 under the CDD authority, and Mr. Babbar said that the CDD had the manpower and more control, and
420 acknowledged the point being made in terms of responsibility. He added that for every action of either CDD or
421 POA, budget would always be considered which would be coming from the same homeowners. Chairman
422 Castillo reiterated that this subject might not be a big challenge as compared to other issues because there were
423 less than 10 residents involved, and Mr. Babbar explained that there was a difference of opinion from CDD and
424 POA. Mr. Babbar advised the Boards to reach a compromise and have better communication on distributing
425 tasks, and Chairman Castillo said that what he received from Mr. Hall before was that this was being handled
426 properly. Supervisor McIntyre asked Counsel if a resident who parked on the sidewalk would violate the
427 covenants, and Mr. Melton said that he would check on that. Supervisor Fontcha said that if the Board would
428 consider it a violation, this should be incorporated into the covenants unless the waiver from the CDD was

429 provided. Supervisor McIntyre thought that this would be under TPD and confirmed it with Ms. Springer. She
430 advised an LCAM to monitor, and if a car was parked blocking the sidewalk, they would provide notice of
431 violation; however, that resident would call Mr. Hall for the exemption. Mr. Babbar clarified that the current
432 policy was the section between the sidewalk and the road, and not blocking the sidewalk. Supervisors mentioned
433 a big truck that blocked a sidewalk on Java Isle Drive where driveways were not long enough, and Mr. Hall said
434 that there was a house on Maui Isle Drive where the sidewalk would be blocked if a car was parked. Supervisor
435 McIntyre said that Mr. Hall would exempt a resident and the LCAM would call Mr. Hall, and she pointed out
436 that it would be better if only one was in charge. She also spoke about Section 11.6 regarding vehicle's parking
437 storage and said that this was not included in the Exhibit. She read, in part, that no vehicle may be parked on the
438 lawn at any time and said that CDD could help the POA in this matter because the CDD has a rover driver who
439 would report violations, such as parking on the grass, and then the CDD could forward the details to the POA
440 for enforcement.

441 Supervisor McIntyre said that she noticed that the Board could act on it based on the existing covenant,
442 and that the challenge would be gathering the details by the security company and forwarding the violation
443 reports to the POA. Chairman Castillo mentioned parking on the wrong side of the streets, and Mr. Hall said that
444 it was a state ordinance. Supervisor McIntyre stated that it was included in the covenants. A resident interrupted
445 and informed the Board that a minimum of three homes on Java Isle Drive had their cars parked which blocked
446 the sidewalk all day and said that they have only two or three cars. He added that no one was taking any action
447 on it. Supervisor Fontcha suggested that when the residents had received the copy of the document and if they
448 really need to park on the sidewalk, they could ask for a waiver, and Supervisor McIntyre restated that this
449 should be the responsibility of LCAM so that they would not contact Mr. Hall anymore to issue a hardship
450 agreement. Ms. Springer said that Mr. Hall was issuing the agreement and could give it to the POA, and asked
451 if that would be difficult.

452 Mr. Melton noted that from the POA's perspective, important parts in the document were already
453 discussed, and said that they could move on to the next agenda item, and the Boards agreed. Supervisor Acoff
454 asked Chairman Castillo if they could have their Counsel review the covenants and the CDD Board would also
455 give their assessment. Mr. Melton said that the CDD Board should sign off on the amendments with reference
456 to CDD-related items, and the POA could have a meeting with the CDD to get its feedback. He added that the
457 CDD could evaluate the whole document and stated that the approval would still depend on the community.

458 Supervisor McIntyre suggested that Supervisor Acoff wanted to know if it would be possible, and Mr.
459 Melton said that the CDD could have a meeting on that. Mr. Babbar stated that the CDD Board could not use
460 the community resources, such as the time of staff, for that purpose, and said that it would be fair enough to
461 forward the things they want to add to the covenants to the POA for its review. He advised the CDD Board to
462 avoid having a workshop or meeting, and Supervisor Acoff commented that there were items mentioned that the
463 Board could not address. Supervisors said that it would not be proper to have an agreement between the POA,
464 which had reviewed the document for three years, and the CDD, which had one day to review, and Mr. Melton
465 said that they were getting feedback from the CDD side.

466 Supervisor Acoff noted that he was not comfortable with the idea that as a resident, he could not make
467 any action about it, and Supervisor McIntyre added that several homeowners felt the same since they thought
468 that their concerns on the covenants were not being heard. She acknowledged Mr. Hansen's statement that he
469 was part of the Rewrite Committee and that his suggestions were not evident in the amendments. She added that
470 the residents wanted to have a town hall meeting so that they could participate in the process of making changes
471 to the document. She also mentioned a time wherein they had town hall meetings to get the response of the
472 homeowners about the modifications in the Beach Club Agreement. She stated the importance of the covenants,
473 and noted a concern that residents felt they could not contribute to the changes and reiterated that town hall
474 meetings would be highly appreciated before the voting process. Supervisor Fontcha said that both the CDD and
475 POA wanted to serve the community and advised the Boards to be transparent in every action. He added that the
476 community has the right to approve or reject the suggested changes in the document. Supervisor Acoff said that
477 he became a Supervisor to represent the community and emphasized that transparency should be practiced. Mr.

478 Babbar said that the Boards might have different points of view and advised them to proceed with the Audience
479 Comments.

480 Supervisor McIntyre asked the number of people needed for the approval of the covenants, and Mr.
481 Melton said that it was 51%. Supervisor McIntyre also asked if it would be based on the community or the 10%
482 of the community as stated in the bylaws, and Mr. Melton said that he would check. Supervisor McIntyre
483 mentioned that there was a meeting she attended before wherein she should have been part of the Rewrite
484 Committee, and Ms. Springer and Mr. Ramphal were present at that time. She said that they discussed the
485 bylaws, stating that 10% of the community would be followed. Mr. Babbar asked Mr. Melton to verify the
486 number of people and that this be clarified for the homeowners.

487 Chairman Castillo spoke about Section 12 and recalled that there were changes in the length of boats
488 from 18 to 20.5 feet. He advised to incorporate this in the amendments, and Supervisor Acoff asked who made
489 the revisions. Mr. Babbar asked the CDD Board if they have other questions for the POA Board, and Chairman
490 Castillo asked if they could move forward to Audience Comments while waiting for Mr. Melton's response. Mr.
491 Babbar said that they could proceed and thanked the POA Board for attending the meeting.

492 **FOURTH ORDER OF BUSINESS – Audience Comments – New Business**

493 Chairman Castillo opened Audience Comments.

494 Mr. Carpenter said that wakeboarding and wake surfing were not included in Section 12. Mr. Melton
495 explained that there were 30 amendments to the documents for the past years and said that he could not answer
496 immediately the questions and that he would need to review all the changes. He added that residents would
497 receive a single document with all the amendments for their review.

498 Mr. Gudale suggested increasing the number of people needed to approve the updated covenants to at
499 least 70% of the community. He asked the POA Board to clarify the correct percentage and commented that
500 10% might not be possible. Supervisor McIntyre said that Mr. Melton would confirm it, and Mr. Mejia said that
501 the Board would have to consider Counsel's statements.

502 Mr. Halade acknowledged the items that were discussed, and pointed out that five to ten palm trees were
503 dying. He said that there were no actions taken on them in the past four years and mentioned that he sent an
504 email before. He asked if the CDD or POA could find ways to resolve this and could assess the landscape
505 maintenance company's suggestions.

506 Ms. Greco stated that she was also part of the Rewrite Committee along with other residents and
507 mentioned events that had happened. She said that they were requesting an update, and Ms. Springer said that
508 the covenants were addressed by a subcommittee. Ms. Greco commented that the POA during that time was not
509 transparent with the revisions.

510 Ms. McCormick acknowledged the importance of the covenants and said that she and other homeowners
511 were concerned that they were not given an opportunity to contribute to the amendments. She stated several
512 incorporations they would like the POA to consider adding to the covenants, such as no land annexations, no
513 apartments, condominiums, multi-family homes, and the like, and no homes under 2,500 square feet would be
514 built.

515 Ms. Taylor asked Mr. Melton if other districts also had joint meetings between the CDD and POA, and
516 what the standard method would be for reviewing the covenants. Mr. Melton responded that most of the
517 communities would not have a joint CDD/POA meeting and said that residents think that the POA was not being
518 transparent and clarified that was not the case. He explained that a group would initially discuss what could be
519 changed in the document and they would open it to the homeowners for feedback and approval by the voting
520 process. He stated that the purpose of the current meeting was to get the opinion of the CDD on CDD-related
521 items. He mentioned that he was working in a larger community and said that they had been discussing their
522 covenants for the past five years. He stated that it was usual for a community to take several years to review the
523 covenants.

524 Supervisor Acoff asked if they could proceed with the meeting, as some POA members left the meeting,
525 and Mr. Babbar said that the discussion was part of the CDD process. Chairman Castillo asked if the CDD could
526 still make decisions, and Mr. Babbar said the CDD Board could still vote on CDD items if needed. Mr. Mejia
527 asked it at this point in the meeting the POA members had the option to stay at the meeting, and Mr. Babbar
528 agreed. Supervisor McIntyre stated that the residents appreciated the presence of the remaining POA members.

529 Ms. Karetsky said that she was one of the residents who proposed the no annexation of land and
530 commented that she had experienced selective enforcement by the POA. She also mentioned concerns with
531 certain POA staff, and thanked everyone at the meeting for staying behind, and she wished everyone to be on
532 good terms. She added that a Board member was working for both the CDD and POA and thought that it might
533 be a conflict.

534 Mr. Hansen said that the concerns mentioned during the current meeting were already raised before by
535 the Rewrite Committee he belonged to, such as no construction of apartments, condominiums, or townhomes;
536 no annexation of land; and no building of homes under 2,500 square feet.

537 Mr. Reich recalled that 51% of homeowners should approve allowing the amendments in the document,
538 said that Counsel should validate the number. He asked the POA Board to give residents enough time to review
539 the changes and asked them to ensure the amendments would give homeowners a better quality of life. Mr.
540 Melton said the original document stated 60% of the residents was needed, and it was later changed to 51%. He
541 added that he would still review the details on this part and would get back to the Board.

542 Mr. Foster spoke about having two cars parked in the driveway and suggested that it should be changed.
543 He said that restraining homeowners to own an electric vehicle charger would be a huge liability for the POA
544 and added that POA had limited authority on where this charger should be installed, as it had affected the look
545 of the property. He also added that the covenants were outdated on solar power systems, as several people were
546 using them already, and said that the state law declared that one could not hinder a resident from installing solar
547 panels. He also noted some residents have their clotheslines in the front of their property and were asked to put
548 those in the back. He commented that a million-dollar insurance policy for boats was not too costly and said that
549 he was also in favor on not adding a new property and not selling the Meadows. He noted some houses were not
550 well-maintained and that there was selective enforcement. He also raised concerns about certain POA staff.

551 Mr. Guzman commented that he was surprised to hear that the initial members of the Rewrite Committee
552 were replaced by a subcommittee which was not known. He mentioned that concerns of the POA LCAM would
553 be handled properly and said that he also wanted to know the correct percent of resident approvers on the voting
554 process. He asked the CDD and POA Boards as well as both Counsel if they would agree to the suggested
555 inclusions in the covenants by most of the residents.

556 Ms. Pocaro said that she wanted to know the voting process, and asked the Board to clarify if the
557 percentages were based on CDD or Florida State Law. Mr. Melton stated that the ballot would be sent to her
558 registered address in the POA records.

559 Mr. Paul asked the Board to post the final draft of the covenants and give the residents enough time to
560 review it.

561 **FIFTH ORDER OF BUSINESS – Adjournment**

562 Chairman Castillo adjourned the meeting at 8:59 p.m.

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

566 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
567 **meeting held on _____.**

568

Signature

Signature

569

Printed Name

Printed Name

570 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

Cory Lakes

Community Development District

EXHIBIT

8

AGENDA

1 **SUMMARY OF MOTIONS MINUTES OF**

2 **01/18/24 REGULAR MEETING**

3 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development
5 District was held Thursday, January 18, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake
6 Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 ZOOM, at <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
9 3143 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 6:00 p.m., conducted roll call, and led everyone
12 in reciting the Pledge of 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 (via Zoom)	District Manager, BREEZE
22	John Hall	Facilities Manager, CLI
23	Dominique Green	Office Administrator, CLI
24	Becky Abbott	Site Supervisor, Allied
25	Tabitha	New Site Supervisor, Allied
26	Kemuel Henderson	Client Manager, Allied
27	Steve Small	Account Manager, LMP
28	Bill Leavens	Business Developer, LMP

31 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board
32 approved the **December 21, 2023, Audit Committee Meeting Minutes with the Noted Correction**, for
33 the Cory Lakes Community Development District.

36 On a MOTION by Mr. Castillo, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board
37 approved the **December 21, 2023, Regular Meeting Minutes with the Noted Corrections**, for the Cory
38 Lakes Community Development District.

39
40
Disclaimer: Readers should be aware that these summary minutes are intended to provide highlights of topic discussions and items being considered.

41

Signature

Signature

42

Printed Name

Printed Name

43 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

44

Cory Lakes

Community Development District

EXHIBIT

9

AGENDA

1 **MINUTES OF 01/18/24 REGULAR MEETING**
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3

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26	Kemuel Henderson	Client Manager, Allied
27	Steve Small	Account Manager, LMP
28	Bill Leavens	Business Developer, LMP

29 *The following is a summary of the discussions and actions taken at the January 18, 2024 Cory Lakes CDD Board*
30 *of Supervisors Regular Meeting.*

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

32 Chairman Castillo spoke about the Joint POA/CDD Meeting held the previous week and said that there
33 were positive results from the discussions. He stated that the covenants were still a work in progress, and
34 acknowledged the actions taken by the POA Board over the past few years. He advised the POA and CDD
35 Boards to have more consistent and constructive conversations for the improvement of the community, and he
36 thanked everyone for attending.

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

38 Supervisor Fontcha thanked all for being present at the meeting.

39 Vice Chair Belyea welcomed and thanked everyone for attending.

40 Supervisor Acoff said that transparent communication would help reach the objectives and
41 acknowledged that the Joint Meeting focused on the desired result, which led to addressing the concerns of the
42 community. He also thanked the attendees at the meeting.

43 Supervisor McIntyre agreed with Chairman Castillo and Supervisor Acoff in working together with the
44 POA constantly for a better community, and she thanked everyone for being there.

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

46 Chairman Castillo opened Audience Comments.

47 Mr. Carpenter cited Exhibit 12 and recalled that Mr. Babbar advised the Board to add “non-exclusive”
48 to the title of the usage agreement based on previous Meeting Minutes. He also referenced Exhibit 5 about the
49 verbiage on the occurrence of physical activity which included changing “is” to “if” and said that on item #1 of
50 Terms & Conditions, the renter should be responsible for his/her guests during the event. He also mentioned
51 adding “and” after the “event” on item #4 and advised improving the wording on item #5 because of the stated
52 liability. He asked the Board to clarify item #10 regarding the closing time of the Beach Club, and Supervisor
53 McIntyre said that the exhibit shown was the old one, and that the Board would talk about it. Mr. Carpenter said
54 that the last line of the last paragraph was not clear, and asked if the staff would give the rover the list of residents
55 who signed the agreement. Supervisor McIntyre said that this was posted on the door before, and Ms. Green said
56 that the office had a calendar for reservations so that residents could be aware if there would be any conflict on
57 facility usage. Mr. Carpenter advised posting the form on the door, and Supervisor McIntyre said that the Board
58 had discussed before having a sign on the door showing who had events at the Beach Club. Supervisor Acoff
59 suggested taking note of Mr. Carpenter’s feedback for the Board to review and discuss, and Supervisor McIntyre
60 agreed. Mr. Guzman commented that there was a digital board, and Mr. Hall said that the staff had a calendar
61 that would be updated every Friday. Ms. Green mentioned that there was an issue before on the calendar posted
62 there, and decided to take it down and to make sure that the rover was aware.

63 Ms. Niana spoke about the carpool issue at the gate and said that residents started dropping their children
64 off before the gate, and students would need to go to the other side. She said that the residents wanted the gates
65 open for the students to have a safe path, since cars were passing by. Chairman Castillo asked if she was referring
66 to the pedestrian gate, and Mr. Guzman described the location. Mr. Hall said that District Counsel and Liability
67 Insurance advised not using the gate as a drop-off point and gave an example of an accident that could happen.
68 Mr. Hall advised that parents could add guests to their community registration as part of their household in order
69 to allow others to pick up their kids inside the gate.

70 Mr. Hawkes recalled that the District tried to improve the soccer field, which included fixing the
71 potholes and asked for updates. He also said that there were still residents jogging and walking on the road and
72 not on the sidewalks, and asked if they could drop the children off on the other side of the gate. Mr. Hall said
73 some residents would come through if they saw the gate open. Chairman Castillo asked Mr. Hall if there were
74 updates on soccer field, and Mr. Hall said they had filled in potholes; however, people would visit and use it for
75 competitions wherein players would have activities that could damage the field again. Chairman Castillo asked
76 Ms. Green to remind the residents to use the sidewalk for jogging and walking.

77 Mr. Guzman agreed with Chairman Castillo that the covenants could still be improved and restated the
78 items he wanted incorporated into the covenants, including no annexation of land, no selling of the Meadows,
79 and not allowing apartments, townhomes, or smaller homes.

80 **FIFTH ORDER OF BUSINESS – Vendor Updates**

81 **A. Envera**

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

83 **B. Allied Universal**

84 Mr. Henderson addressed the Board and introduced Ms. Tabitha, who would take over for the recently
85 promoted Ms. Abbott. He acknowledged changes in the procedures at the gates and informed the Board that they
86 were processing transfers as they had moved out of their office. Supervisor McIntyre asked Allied to discuss the
87 status of the carpool situation, and Ms. Abbott said that crowds and the number of cars waiting have declined;
88 however, safety was sometimes an issue considering how the students get in and out of the vehicles. Ms. Abbott
89 advised that people need to follow the drop-off system as set by the Board and mentioned that children still run
90 through the exit lanes. She said that parents asked her to open the gates. Supervisor McIntyre noted that police

91 should be called to issue violations, and Ms. Abbott said that while she could do that, violators would have left
92 the scene by the time the police arrived. Supervisor McIntyre said they could have the police onsite, and Mr.
93 Hall stated that he already asked the police to be present from 6:00 to 10:00 a.m. Supervisor McIntyre suggested
94 having a rover out there, and asked if people would go inside the gate to park and pick up their children.

95 Ms. Abbott said that they did not since the letter was issued and mentioned that there were long queues
96 where parents would drop off their children behind the gate. She added that she could not control the situation
97 at times, and Supervisor McIntyre asked if they could have a barricade outside Morris Bridge. Supervisor Acoff
98 said that people might move it, and Ms. Abbott mentioned that homeowners tend to move the "Road Closed"
99 signs or cones and honk their horns to open the gate. Mr. Hall also confirmed that this was happening, and people
100 would complain. He said that they had to call TPD to manage the situation, and Chairman Castillo advised
101 notifying residents that they could get barcodes for people from outside the community to be registered under
102 their names. The Board congratulated Ms. Abbott on her new assignment and thanked her for her service in Cory
103 Lakes.

104 **C. Landscape Maintenance Professionals (LMP) – These items brought back from December 2023**

105 Mr. Leavens addressed the Board, and Mr. Krause discussed the exhibits under this item. Supervisor
106 Acoff said that the Board had reviewed the contracts and stated that the expenses for landscape were over budget.
107 He asked about the performance clause under Exhibit 2 wherein OLM could only evaluate LMP to get paid in
108 full, and Mr. Leavens explained that they would receive 75% of the payment initially and 25% would only be
109 paid if LMP passed the OLM audit. Supervisor Acoff asked if LMP had its own evaluation, and Mr. Leavens
110 responded that they were audited internally as well as by Mr. Hall.

111 Supervisor Acoff asked if LMP could reduce costs including the fuel surcharge, and Mr. Leavens
112 discussed fuel pricing over the years and said that they had only asked the CDD for assistance in the gas price
113 in 2022 considering the increasing costs. Mr. Leavens explained that the fuel surcharge was an expense from
114 their vendors being passed onto CDD and was minimal. He mentioned that the pricing was the same for four
115 years even though LMP's expenses were increasing and explained the delivery costs using diesel trucks.

116 Supervisor Acoff asked if they could be evaluated internally and by Mr. Hall for their performance, and
117 Mr. Leavens said that they would have to rewrite the contract for that to happen. Supervisor Acoff noticed that
118 some of the documents were not shown to review the contract fully. Chairman Castillo asked Mr. Leavens about
119 their performance evaluations in other communities without OLM, and Mr. Leavens said that aside from their
120 internal audit, they had worked with property management.

121 Chairman Castillo asked for written guidelines that could also be applied to Cory Lakes, and Mr.
122 Leavens said that Mr. Hall would need to make field inspection reports. Mr. Leavens stated that property
123 managers from other communities provide them with a field inspection report to be discussed by the Board.
124 Chairman Castillo clarified that the report would be made by Mr. Hall and Mr. Small, and Supervisor Acoff said
125 that the Board wanted to reevaluate the contract as to what could be managed to have a working system. Mr.
126 Small explained the content of his reports and said that he could work with Mr. Hall in doing the inspection. Mr.
127 Leavens gave an example of a maintenance quality inspection, and Mr. Small discussed the process including
128 taking pictures with details for the Board to assess. Supervisor McIntyre asked about Section 8.1, and Mr.
129 Leavens clarified that they were giving a monthly report, but Mr. Small had been doing inspections every time
130 he was on site. Mr. Leavens said that he could discuss with Mr. Carlson an option regarding the mulch wherein
131 the CDD could directly communicate with the supplier and LMP would supervise in order to decrease expenses.

132 Chairman Castillo said that they did cost cutting on the mulch, and noted the relocation of excessive
133 mulch would be more practical than getting new mulch. Mr. Small explained the importance of mulch, and Mr.
134 Leavens mentioned the repair of the well, and said that it was better. Chairman Castillo asked if the gutter
135 cleaning was finished, and Mr. Hall responded that he was still working on it.

- 136 1. Exhibit 1: LMP Contract - 11/22/2019
137 2. Exhibit 2: LMP Contract - 2/1/2023

138 3. Exhibit 3: Discussion on Fuel Surcharge

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

140 *This item was addressed out of order.*

141 **A. Exhibit 5: Discussion - Update on Forms Currently Used by CDD Office for the Use and Rental**
142 **of the Beach Club (BC)**

143 Vice Chair Belyea recalled that “non-exclusive” should be added and asked about the use of “renter”
144 considering there would be no fees. Mr. Hall suggested that it could be changed to “user”. Supervisor Acoff
145 commented that the form did not include the use of alcohol and could be revised to add specific property. Vice
146 Chair Belyea mentioned that these were stated in the general rules, and Super McIntyre said that they could be
147 incorporated as a reminder. Chairman Castillo asked if the Board would like to make changes per Mr.
148 Carpenter’s earlier suggestions, and Supervisor McIntyre asked if an attorney should be involved for that. Mr.
149 Hall said that the signed form could help monitor who is responsible if valuables were missing, and Mr. Krause
150 stated that the concern was the phrasing. Supervisor McIntyre asked if the addition of “and their use of the Beach
151 Club by their guests” would address that. Supervisor Fontcha asked the reason for knowing the physical activity
152 involved, and Supervisor Acoff said that residents would need to fill out the Liability Form if there were such
153 activities. Supervisor McIntyre gave an example about people signing up for the free usage for dance classes
154 which should not be the case, and this would lead to the Liability Form. The Board decided to use “resident”
155 instead of “renter”, and add “2-hour, non-exclusive” to the title of the form.

156 Supervisor Acoff spoke about Mr. Carpenter’s question on the facility closing time and thought that the
157 latest time to reserve was until 7:00 p.m., which depended on the office staff hours. Supervisor McIntyre recalled
158 they had discussed that they would need to hire additional staff for \$150 if it was until 11:00 p.m., and Ms. Green
159 said that was for exclusive use. Supervisor Acoff asked if staff were still present at 9:00 p.m., and Ms. Green
160 said that they had already left at that time and noted fingerprint access. Ms. Green added that was the reason
161 they forwarded weekly calendars to the rover. Supervisor Acoff said that if a resident reserved from 7:00 to 9:00
162 p.m., staff would need to stay past that time to close the Beach Club. Ms. Green said that the rover would come
163 to ensure that everyone is out by 9:00 p.m., and Mr. Hall added that the rover would lock the front door. The
164 Board decided to change the time on the form from “8pm” to “9pm”.

165 Vice Chair Belyea commented on item #9 of Exhibit 5, and the Board decided to replace “rental” with
166 “non-exclusive use”. Chairman Castillo asked about the last paragraph which Mr. Carpenter mentioned, and the
167 Board agreed to remove the repeated “the” and change it to “for”. Supervisor McIntyre confirmed with Ms.
168 Green that she and her staff could handle more than one agreement scheduled at the same time as stated in item
169 #9. Mr. Krause said that changes had been noted and the meeting was being recorded and added that District
170 Counsel would review the final draft of the agreement.

171 **B. Discussion: Rules and Regulations – Updates on Progress, Follow-Up Question, etc.**

172 Mr. Krause addressed the Board and explained that this item was included on the agenda as a reminder
173 and an opportunity to provide any updates or ask questions in anticipation of a review during the February CDD
174 meeting.

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

176 **A. Audit Committee: December 21, 2023**

177 1. Exhibit 6: Summary of Motions

178 2. Exhibit 7: Audit Committee Meeting

179 Vice Chair Belyea asked to revise “Chairwoman” to “Vice Chair” on line 16 of Exhibit 6 and line 15 of
180 Exhibit 7.

181 Supervisor Acoff asked if the cancellation letter had been sent out to Grau & Associates, and Mr. Krause
182 said that he would check on that. Supervisor Acoff also asked about the cancellation letter for OLM, and Mr.
183 Krause responded that it was delivered.

184 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved
185 the **December 21, 2023, Audit Committee Meeting Minutes with the Noted Correction**, for the Cory Lakes
186 Community Development District.

187 **B. Board of Supervisors: December 21, 2023, Regular Meeting**

- 188 1. Exhibit 8: Summary of Motions
189 2. Exhibit 9: Regular Meeting

190 Supervisor McIntyre commented that on line 50 of Exhibit 9, it should be Mr. Tatem instead of Mr.
191 Taylor, and added that on line 232, the amount should be \$150.

192 On a MOTION by Mr. Castillo, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
193 the **December 21, 2023, Regular Meeting Minutes with the Noted Corrections**, for the Cory Lakes
194 Community Development District.

- 195 3. Exhibit 10: Action/Agenda or Completed Items

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

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

198 Chairman Castillo asked if the District Engineer had responded, and Mr. Hall said that he tried to get
199 updates on Cachet Isles several times. Mr. Hall added that he gave the Engineer a few months to review and
200 provide his evaluation, and there was no reply yet. Supervisor McIntyre asked if this had been happening for
201 two (2) years, and Supervisor Acoff suggested sending him a notice. Supervisor McIntyre suggested giving a
202 specific period to address the issue and said that the POA could fine him based on the existing covenants. Mr.
203 Hall mentioned that the POA had given him a violation before, and Supervisor McIntyre advised that the POA
204 should follow up on them as well as the CDD. Supervisor Fontcha said that the District Counsel should also act
205 on it, and Mr. Hall stated that the address is 17923. Supervisor McIntyre suggested that the POA Counsel could
206 also communicate with him. Supervisor Acoff said that two (2) years was enough time to do the work, and stated
207 that Mr. Babbar might have to take legal action to move forward. Chairman Castillo agreed to involving the
208 POA, which could have some authority over it, and reiterated steps to be made to have gauge progress on this
209 issue. He asked who would oversee the situation, and Mr. Krause said that he would work together with Mr.
210 Hall and communicate with Mr. Babbar.

211 **B. Office Administrator – Dominique Green**

- 212 2. Discussion on “The Islander” – *This item was continued from last month.*

213 *This item was addressed out of order.*

214 Ms. Green addressed the Board and said that there were issues raised by the residents regarding The
215 Islander. Ms. Green asked the Board if they wanted to continue managing The Islander because the editor was
216 receiving different directions, and Supervisor Acoff clarified that those details were about the community, and
217 that the editor was responsible for the publishing. Supervisor McIntyre said that the CDD had no authority over
218 The Islander, and Ms. Green stated that residents would come to her as they thought she oversaw the content.
219 Supervisor Acoff acknowledged the problem of having multiple sources of information. Supervisor McIntyre
220 said that The Islander was not part of CDD documentation, and Supervisor Acoff said that it was being sent out
221 from our office. Supervisor McIntyre said that the contribution of the CDD was only the listing of addresses,
222 and Ms. Green said that residents contributed some information that was selected to be published.

223 Ms. Green mentioned that she tried to include details that showed inconsistencies, and that she tried to
224 change the process of reviewing and validating the information received. She said she had been receiving
225 complaints, and Supervisor Fontcha asked if the editor could not publish materials that involved politics.

226 Supervisor McIntyre advised the Board to not send those out, and that the publisher could have access
227 to the Board's emails and be the one to disseminate the information to residents. Mr. Hall explained the former
228 process wherein hard copies were delivered to homeowners by the publisher and said that the number of pages
229 depended on the number of advertisers. He stated that The Islander became digital as requested by the residents,
230 and pages were subsequently not restricted. He said that the process changed, as there was no confirmation on
231 who approved submissions, and there was confusion as to whether the approval of staff was really needed.

232 Chairman Castillo clarified that those were physically dispatched, and Mr. Hall said that content should
233 be managed to avoid conflicts. Chairman Castillo asked Mr. Krause if access to their emails was legal, and Mr.
234 Krause responded that it was. Supervisor Fontcha commented that it would still have the mark of Cory Lakes,
235 and Supervisor McIntyre said that The Islander was not a registered trademark or copyrighted under CDD.

236 Mr. Krause said that he relayed the issue to District Counsel and asked Mr. Babbar if the CDD should
237 continue to distribute the Islander and who should supervise it. He said that Mr. Babbar would support the CDD
238 if they decided to continue the distribution as long as the Board oversaw it. Supervisor Acoff said that the main
239 concern was the content which was sent directly to the publisher, and Ms. Green agreed and suggested that she
240 could review the articles first and if acceptable, she would forward them to the publisher.

241 Vice Chair Belyea commented that there could be a decline in the number of advertisers if the volume
242 decreased and thought that the objective was to do marketing and earn from it. Supervisor Fontcha said that Ms.
243 Green should make sure that the system was followed, and it would be up to her if the content should be included.
244 Ms. Green said that she brought this up to inform the Board of what is happening because the publisher had been
245 asking what he should do.

246 Supervisor McIntyre said that she was not aware that The Islander was being distributed, and she just
247 saw it posted on social media which was favorable to advertisers. She asked the reason why the boat parade was
248 not included in last month's content, and Ms. Green said that the publisher informed her that he had not started
249 it yet so there was no proper method back then. Supervisor McIntyre asked about articles posted which did not
250 include some topics, and asked Ms. Green if she had conflicts with the schedule that delayed some of the content.
251 Ms. Green said that her schedule was good, and that she just had conflicts on the details that she received from
252 different people.

253 Chairman Castillo reiterated that Ms. Green would be the point person regarding The Islander, and she
254 would also review the final draft before publishing, which would focus on helpful information for the
255 community. Supervisor Acoff asked Mr. Krause if Ms. Green could reach out to the District Manager if there
256 were issues with any articles, and Mr. Krause agreed and advised to have a cut-off date. Mr. Krause asked if the
257 CDD wanted to schedule adding articles, such as events in the community, and Supervisor McIntyre recalled
258 that there was a discussion wherein any activity involving the CDD should come from Ms. Green.

259 Mr. Hall clarified that residents could still forward their articles with their name on it, and it could be
260 published if it was first reviewed. Chairman Castillo asked if there was a need for cliff notes of the CDD Board
261 meeting like before, and Mr. Hall said that there was a timeliness issue based on publication versus meeting
262 date. Vice Chair Belyea commented that the actual date of the meeting would be closer to the publication date
263 since the process was digital. Chairman Castillo acknowledged the concept, and the Board might want to think
264 more about it. Mr. Hall advised sending the residents a reminder on the submission of articles, and Ms. Green
265 said that the deadline would be the 20th of the month, to provide adequate time for review.

- 266 1. Exhibit 11: January 2024 OA Report
267 a. Exhibit 12: Facility Usage Request Form Review

268 Ms. Green asked the Board to review the Facility Usage Request Form, and Supervisor McIntyre
269 inquired if this was the same form to be filled out to teach basketball classes. Supervisor Acoff said that the form
270 would be attached to any proposal and be used as a cover sheet for the Board to review before the meetings and
271 evaluate. Supervisor McIntyre commented that the facilities the residents wanted to use could be added, and
272 Chairman Castillo said that it could be written in the overview under item #2 of the form. The Board decided
273 that the form could be used as is.

274 Supervisor Fontcha asked Ms. Green to include the meeting link to the agenda on the website, and
275 Chairman Castillo agreed.

276 **C. Facilities Manager: John Hall**

277 1. Exhibit 13: December 2024 Activity Report

278 Mr. Hall addressed the Board and said that he had been going around the community to make sure the
279 lighting was working properly. He discussed the landscaping and transferring some of the mulch from an area
280 or more to areas of less and mentioned the mulch at the main entrance had been heavy. He added that there
281 should be thinning of the mulch at the rose bushes and added that the Azalea Run would be cleaned up. He said
282 that pressure washing in the pool area would start and that some steps inside the pool would be repaired.

283 Supervisor Acoff acknowledged the challenge of having cutbacks, and asked Mr. Hall for a list of
284 possible expensive repairs in preparation for spring so that the Board, together with Ms. Thibault, could fiscally
285 assess. Mr. Hall said that there were some projects, such as stormwater inspections, a new gate, and the
286 fingerprint control system. Supervisor McIntyre asked for the pricing, and Supervisor Acoff said that Mr. Hall
287 could update his list and provide a report to the Board.

288 Chairman Castillo noted residents identified dirty gutters at Morris Bridge, and asked if the Board could
289 recommend an action. Mr. Hall said that the gutters were cleaned in 2016 or 2017 and lasted until the first week
290 of steady rain. He added that residents would call him requesting the cleaning services to pressure wash again.
291 Supervisor Acoff recalled a discussion on buying a machine for that purpose, and mentioned the alternate
292 cleaning of sidewalks and gutters every year. He said that the community could have a sustainable maintenance
293 program, and added that if the mulch was taken down, there would be overflow that might help at some point.
294 Supervisor Fontcha asked how long it could be maintained, and Mr. Hall answered almost per month. Supervisor
295 Fontcha said that the costs for that should be considered.

296 Supervisor Acoff suggested telling residents to just let it be, or to have the residents be accountable for
297 their sidewalks, and Supervisor McIntyre added that the machine would be another option. Mr. Hall mentioned
298 that he used fungicide in cleaning his driveway, sidewalk, and curb every four or five years, and Chairman
299 Castillo asked if that could be used by the community. Chairman Castillo thought that there might be a chemical
300 involved aside from water which would be good for the lake. A resident mentioned the rust stain, and Mr. Hall
301 said that they had cleaned about 50% to 60%.

302 Supervisor Fontcha suggested making the homeowners responsible for cleaning, and the Board agreed.
303 Mr. Hall suggested discussing it with the POA, and Supervisor McIntyre asked if that could be incorporated in
304 the covenants and its process since the areas were considered part of public road. Mr. Hall said that the county
305 was responsible for the repairs, and residents were in charge of the curb based on the covenants.

306 Supervisor McIntyre spoke about the gym, and asked Mr. Hall if he found out who tried to break the
307 door. Mr. Hall answered he did not since there were no cameras at the location.

308 Chairman Castillo asked Mr. Hall to check the monuments for lighting, such as those located at Cory
309 Lake Drive and Boulevard, and Mr. Hall said that those were affected when there would be irrigation. Mr. Hall
310 added that they should replace the wiring below the road.

311 Supervisor Fontcha asked if signage was lost at Morris Bridge, and Mr. Hall said that he removed the
312 towing sign because the CDD had not hired any towing company yet. Supervisor Fontcha also asked about the
313 update on the 25 MPH speed limit sign, and Mr. Hall said that signs would be replaced.

314 Chairman Castillo asked Mr. Hall for updates on paver companies, and Mr. Hall said that they would
315 be costly and would have to wait for a fund allocation. Mr. Hall added that he tried to limit the expenses for
316 minimal repairs, and that he had discussed the procedures with the owner.

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

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

319 **E. District Manager: BREEZE**

320 1. Exhibit 14: FY 2023-2024 Meeting Schedule – UPDATED

321 Chairman Castillo confirmed that the next CDD meeting would be on February 22. Mr. Krause asked if
322 the Board had communicated with Commissioner Hagan, and Chairman Castillo said that he would handle it.

323 2. Exhibit 15: Presentation of Florida Commission on Ethics: Form 1 Update

324 Mr. Krause explained this item and said that Form 1 would apply to Cory Lakes CDD as a special
325 district. He pointed out that all officials would need to file Form 1 every year, and that this should be filed
326 electronically to the Commission on Ethics instead of the Supervisor of Elections. He added that he would send
327 a link to Supervisors to register their email addresses with the Commission on Ethics, so the Board could receive
328 details and updates. Chairman Castillo asked if the form was different from the one that they were using, and
329 Mr. Krause said it was the same.

330 Supervisor McIntyre recalled what Mr. Babbar mentioned about online classes that the Board should
331 attend yearly, and Mr. Krause would confirm that. Supervisor Acoff said that the training was stated on page
332 153 of the agenda packet.

333 3. Quorum Check for Next Meeting – 02/22/24 at 6:00 p.m.

334 4. Discussion: CLI Rental Process

335 Mr. Krause said that he had tried to get feedback from staff from other communities, and stated that in
336 some districts, the clubhouses were closed all day but would be open for rentals only. He discussed the process
337 wherein a reservation form would be filled out, and field staff would take pictures of the facility before and after
338 the event. He added that if violations were made, the resident's deposit or a portion of it would be kept. He said
339 that it would be hard to apply those processes since the facilities of Cory Lakes were open all day, and advised
340 the Board to manage the clubhouse based on what the Board had decided was the best way. He commented that
341 if the Board allowed any person to enter and use the facility, it would void the purpose of the form. He recalled
342 the example of having two groups using the facility, where one was being disruptive. Supervisor McIntyre said
343 that was the time when Mr. Hall had called security and mentioned that the Beach Club had enough cameras to
344 monitor, wherein recordings were saved for a month.

345 Mr. Hall noted there was a pre- and post-checklist, and Supervisor McIntyre said that they could use
346 that as a guide for the process and could let Ms. Green utilize it when she had new staff to make the steps
347 consistent. Mr. Hall said that there was a checklist for the renter and a different checklist for staff before and
348 after the rental. Supervisor McIntyre said that she had used these before and acknowledged Ms. Green for
349 training the recently hired who first applied the pre- and post-checklist. Mr. Krause asked the importance of
350 filling out the reservation form, and Supervisor McIntyre gave an example if a group wanted to use the facility,
351 and the staff would prioritize those people who had reserved. Supervisor Acoff restated that Ms. Green was the
352 one to decide if multiple events could be scheduled. Supervisor Fontcha said it would be appropriate to make a
353 reservation, and Mr. Hall mentioned a situation about a large group of people who wanted to use the Clubhouse.

354 Mr. Hall said that he set up the cameras to ensure that users had cleaned up afterward, and that he would
355 get updates from the rover. He stated that the process would be smooth if the people were responsible enough
356 when using the facilities. Supervisor Acoff said that the Board would do what it could for the community, and
357 that there would be challenging circumstances that should still be managed. Mr. Hall said that they would start
358 sending information to the residents about fingerprint access, policies, and procedures on February 1. He added

359 that this would ensure that those who had recorded fingerprints would also sign the Clubhouse Agreement, and
360 if they did not sign, they would lose their access. Chairman Castillo confirmed that 14 years old and up would
361 be given the access and said that they need to make sure to disseminate the information.

362 Chairman Castillo asked when the Gym Usage Agreement would start, and Mr. Hall said that they had
363 started it previously.

364 5. Discussion on District Employee Liaison – *This item was continued from last month.*

365 Mr. Krause stated that District Counsel mentioned that it would be included in the agenda today and
366 advised that he and staff were working together and exchanging information. Supervisor McIntyre asked if the
367 District Counsel would attend next month, and Mr. Krause said that he would check with him.

368 **SIXTH ORDER OF BUSINESS – Financial Items**

369 *This item was addressed out of order.*

370 **A. Exhibit 4: Acceptance of the November 2023 Unaudited Financial Statement**

371 Mr. Krause said that the Board could review this item, and he could try to explain it or discuss it next
372 month. Supervisor McIntyre asked if they were expecting to have about \$169,000 at the end of the year, and
373 Supervisor Acoff commented that it looked like they had a net cash deficit of about \$13,000. Supervisor Acoff
374 noted that the district’s projected fund should still be good on having cutbacks, and that the trends were better
375 than last year. Chairman Castillo said that budget on some items had not been used, and Supervisor Acoff advised
376 to wait for Ms. Thibault for the financial reports from October to January. Supervisor McIntyre confirmed that
377 the \$360,000 was in the handout. The Board decided to discuss the updated numbers at the next meeting.

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

379 Chairman Castillo opened Audience Comments.

380 Mr. Halade asked if fingerprint access on the two gates on the sidewalk could be possible, and Supervisor
381 McIntyre said that only children 14 years old and up were qualified for fingerprint access. Supervisor Fontcha
382 added that the District did not have gates closing the whole community as well as the expenses, and Mr. Hall
383 said that the CDD could not deny access because the pedestrian sidewalk was part of public property. Mr. Halade
384 spoke about the pickup and drop-off area having two entry gates and two exit gates and mentioned that only one
385 exit was being used. He asked the Board if the gate could be opened for one hour in the morning, and Mr. Hall
386 explained the liability insurance. Supervisor McIntyre said that the Board wanted to ensure the safety of the
387 community, and Mr. Halade acknowledged that the main issue was safety. Supervisor McIntyre restated that
388 those non-residents who are using carpool could have barcodes registered under residents’ names. Chairman
389 Castillo asked Mr. Hall about the closing time of the gates at night, and Mr. Hall said that they could only close
390 the gate at Morris Bridge at 10:00 p.m. since one needs to be open for access.

391 Mr. Carpenter asked if they could line the no parking area with cones so that people would be aware of
392 what not to do, and Supervisor Acoff said that the Board could get the patrol officer to handle those. Mr.
393 Carpenter spoke about cleaning the gutters and the road and asked the Board to look closely at how many azaleas
394 had been removed along Cross Creek. He added that there was no mulch, and it did not look good, and advised
395 the Board to allot a budget for adding sod.

396 **SIXTH ORDER OF BUSINESS – Financial Items**

397 **A. Exhibit 4: Acceptance of the November 2023 Unaudited Financial Statement**

398 *This item was brought back for discussion.*

399 Ms. Thibault discussed the projections and said that there would be a cash deficit of about \$13,500 at
400 the end of the year. She added that the interest and miscellaneous revenues from the clubhouse were not
401 considered in that amount and said that the District might be a couple thousand dollars under budget by the end

402 of the fiscal year. She acknowledged the Board and the Office Staff and said that they were \$98,988 under budget
403 as of December 31st. She stated that their strategy and plan is working.

404 Supervisor McIntyre asked Ms. Thibault about the projected end of year of \$169,000 as shown under
405 General Fund Revenue and Expenditures, and Ms. Thibault noted that it did not include the amounts that were
406 assigned for fund balance. Ms. Thibault said the \$169,000 would be disbursed and reiterated that the District did
407 not previously have the three-month operating reserve and the funds set aside for the WEIR project. She said
408 that she will bring a trend-setting report to the Board every three months to review.

409 Chairman Castillo asked about the utilities in the amount of about \$75,000 on page 2 of 9 in which the
410 budgeted amount was about \$66,000, and Ms. Thibault said that they were still improving despite the District
411 trending high in that line item. She also mentioned that there was a credit due the District from Teco and the
412 other utilities for that sales tax, and added she was hoping they could bring that trend down a bit more.

413 Supervisor Acoff asked if the basis of the projected deficit was due to last year’s numbers, and Ms.
414 Thibault clarified that her projections were based on the current year’s numbers. She explained that the middle
415 section of the referenced document was a cash balance projection versus a spending projection, and the third
416 section was a spending projection, and the second section, called “fund balance analysis” was a cash position.

417 Ms. Thibault said that they had designated the funds as discussed at the November meeting and recalled
418 that the Board wanted an operating reserve and to set aside a budget for the WEIR project. Chairman Castillo
419 said that about \$501,000 was for the three-month operating reserve, and Ms. Thibault stated that about \$360,000
420 was budgeted for the WEIR project. She reiterated that this does not include the interest or miscellaneous
421 revenues, and that the interest earned would be approximately \$8,000 a month, which they should start to see in
422 January or February.

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

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

425 **TWELFTH ORDER OF BUSINESS – Adjournment**

426 Chairman Castillo adjourned the meeting at 8:37 p.m.

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

430 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
431 **meeting held on _____.**

432

Signature

Signature

433 _____
Printed Name

Printed Name

434 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

Cory Lakes

Community Development District

EXHIBIT

10

AGENDA

Cory Lakes Action Item List

MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
11.18.21	ACTION	Ms. Schewe: Forward newsletters to Admin to post on CDD website.	X			
02.17.22	ACTION	Ms. Schewe: E-blast residents every 10 days to join CDD Facebook page.	X			
06.16.22	ACTION	Ms. Schewe: Amend swim instructor contract and email to Ms. Agnew.			X	02.16.23
06.16.22	ACTION	Ms. Schewe: Contact POA Board, LAF and the Color Committee to set a meeting date to discuss CLI's color palate.			X	02.16.23
06.16.22	ACTION	Staff: Obtain COT's Emergency Plan for hurricanes.	X			
07.21.22	ACTION	Mr. Adams would prepare an addendum to the holiday lighting contract			X	02.16.23
07.21.22	ACTION	Mr. Hall: Write letter to Waste Management asking them to not damage the garbage cans.			X	02.16.23
09.15.22	ACTION	Staff: Procure plaque expressing appreciation to Mr. Forbes for his service to the community by the next meeting.			X	02.16.23
09.15.22	ACTION	Mr. Adams: Find out if Coach B's COI has been automatically updated.			X	02.16.23
09.15.22	ACTION	Ms. Belyea: Help Ms. Schewe/Mr. Hall revise Clubhouse Usage Agmt 11.17.22 Ms. Evans: Gather Board comments/edits to Agreement & email to Ms. Belyea for revision and presentation at next meeting.			X	02.16.23
09.15.22	ACTION	Mr. Adams: Email Clubhouse Usage language outlined by Ms. Belyea, to Mr. Babbar for review.			X	02.16.23
09.15.22	ACTION	Mr. Hall: Have the palms trimmed on the sidewalk side.			X	02.16.23
09.15.22	ACTION	Mr. Adams/Mr. Hall: Ask TECO to waive costs of enhanced LED Streetlights and report outcome at the next meeting.			X	02.16.23
09.15.22	ACTION	Coach B: Review his financial records & report revenue % owed to CDD.			X	02.16.23
09.15.22	AGENDA	Mr. Adams: Put "Community Speeding" discussion on October agenda.			X	02.16.23
09.15.22	AGENDA	Mr. Adams: Include "Update: Landscape Maintenance" on all agendas.			X	02.16.23
11.17.22	BOTH	Mr. Adams: Get old gym expansion est, update & present at next mtg.			X	02.16.23
11.17.22	ACTION	Mr. Hall: Obtain proposals to improve the monuments.	X			02.16.23
11.17.22	ACTION	Mr. Hall: Research cost of Geotech study & update at next meeting.			X	02.16.23
11.17.22	ACTION	Mr. Adams: Notify insurance carrier of new Clubhouse roof.			X	02.16.23
12.15.22	ACTION	Mr. Adams: Have Mr. Pinder simplify financials to have best accounting practices data & prep separate accounting schedule w/ sources & uses of funds & include general ledger entries on financials.	X			
12.15.22	ACTION	Mr. Hall: Ask County about contracting its patrol services.			X	02.16.23
01.19.23	ACTION	Ms. Evans: Provide weekly Facilities updates to Board Members	X			
01.19.23	ACTION/AGENDA	Ms. Evans: Email Short-term User Agreement to Ms. Belyea to revise. Mr. Adams: Put User Agreement on next agenda.			X	02.16.23
01.19.23	AGENDA	Mr. Adams: Put Instructor Agreements & COI discussion on nxt agenda.			X	02.16.23
01.19.23	ACTION	Mr. Babbar: Attend Regular Meetings every two months for one hour.	X			
01.19.23	AGENDA	Mr. Adams: Put "Spirit Committee Replacement" on next agenda under Office Administrator's Report.			X	02.16.23
01.19.23	AGENDA	Mr. Adams: Put dissolving Sunshine Board discussion on next agenda.			X	02.16.23
02.16.23	ACTION	Mr. Adams: Adjust Unaudited Financials to show requested breakouts.	X			
02.16.23	AGENDA	Mr. Adams: Put potential insurance carriers discussion on next agenda.	X			
02.16.23	ACTION	Mr. Chang: Secure quotes for weirs and present at next meeting	X			
02.16.23	ACTION/AGENDA	Ms. Evans: Email link to new digital Islander & associated website to BOS. Mr. Adams: Put "Digital Islander" discussion on next agenda.	X			
02.16.23	AGENDA	Mr. Adams: Put "Towing Issues & Options" on next agenda.	X			
02.16.23	ACTION	Staff: Give insurance forms to instructors/coaches without one on file.	X			
02.16.23	AGENDA	Mr. Adams: Put "Food Safety at CDD Events" on next agenda.			X	05.18.23
02.16.23	AGENDA /ACTION	Mr. Adams: Add "Employee Health Benefits" to next agenda & research obtaining \$6,000 base benefit pkg for full-time CDD employees.	X			
02.16.23	AGENDA	Mr. Adams: Include "Community Social Walk" event on next agenda.	X			
03.16.23	ACTION	Mr. Babbar: Draft & email template Sports Camp Agreement to Mr. Adams. Mr. Adams: Distribute to Board Members for review.	X			
03.16.23	ACTION/AGENDA	Ms. Evans: Update Beach Club Facility Agreement & present at next meeting. Mr. Adams: Include Agreement on April agenda.			X	05.18.23
03.16.23	ACTION	Mr. Hall/Mr. Babbar: Prep letter to Cachet Isle owner re: drainage issue.	X			
03.16.23	ACTION	Mr. Chang/Mr. Hall: Inspect weirs & report findings at next meeting, with list of all weirs and when last recertified.	X			

03.16.23	ACTION	Ms. Evans: Prep Digital Islander Posting Rules. Email to BOS before next meeting.	X			
03.16.23	ACTION	Mr. Babbar: Provide written Instructor Insurance guidelines to BOS.	X			
03.16.23	ACTION	Mr. Babbar: Prep & email simpler food safety waiver to Mr. Adams for dissemination to BOS.	X			
03.16.23	ACTION	Mr. Hall: E-blast Nuisance Alligator Procedure to residents.	X			
03.16.23	ACTION	Mr. Adams: Include CDD G/L and invoices in all future agendas.			X	05.18.23
03.16.23	ACTION	Mr. Adams: Invite the Controller to the next meeting.	X			
03.16.23	ACTION	Mr. Adams: Prep seven-year reconciliation to track expenditures & Excel spreadsheet identifying capital infrastructure re-investment plan.	X			
03.16.23	ACTION	Mr. Hall: Obtain another proposal to repaint tower and monuments.	X			
03.16.23	ACTION	Mr. Hall: Confer with Ms. Gupta re: Cachet Isles camera proposals.	X			
04.20.23	ACTION	Ms. Evans: Prepare a best practices security document and email it to the Board for review.	X			
04.20.23	ACTION	Staff: Prepare a contract for the Sports Camp for a four-week camp pending vendor's business license, insurance and background checks.	X			
04.20.23	ACTION	Mr. Adams: Collect phone survey edits from the Board and give to Triton for updated survey ahead of the next meeting.	X			
04.20.23	ACTION	Mr. Hall: Secure proposal to change lines to prolong the pool heaters.	X			
04.20.23	ACTION	Mr. Adams: Create employee personnel policy with feedback from Board before next meeting.			X	05.18.23
04.20.23	AGENDA	Mr. Adams: Include Food Safety Waiver on next agenda.			X	05.18.23
04.20.23	AGENDA	Mr. Adams: Include Vendor License Agreement on next agenda for discussion and consideration.			X	05.18.23
05.18.23	ACTION	Mr. Adams: Research whether the Supervisor of Elections will allow a referendum on the ballot.			X	06.15.23
05.18.23	ACTION	Mr. Adams: Research & confirm if \$9,450 "Miscellaneous field expense" on Page 3 of financials relates to the boat.	X			
05.18.23	ACTION	Mr. Adams: Provide monthly Uses Report for the \$700,000 account.	X			
05.18.23	ACTION	Mr. Adams: Research General Ledger & advise why "Beach club office supplies" line item is at 100% of budget.	X			
05.18.23	ACTION	Mr. Adams: Establish 3 Trustist accounts for remaining funds from 2022 in Fund Balance.	X			
05.18.23	ACTION	Mr. Adams: Present investment options in advance of next meeting.	X			
05.18.23	ACTION	Mr. Adams: Develop incoming revenue policies to be implemented.	X			
05.18.23	ACTION	Mr. Adams: Update Employee Handbook and Policies.	X			
05.18.23	ACTION	Mr. Adams: Obtain and negotiate bill for telephone survey.	X			
05.18.23	ACTION	Mr. Adams: Contact District Counsel regarding the demand letter.	X			
05.18.23	ACTION	Mr. Adams & Mr. Hall: Address financial matters & take necessary corrective action.	X			
05.18.23	ACTION	Mr. Adams: Provide amortization schedules for the Gator and 2 trucks.	X			
05.18.23	ACTION	Mr. Hall: Work with the Accounting Department and the contractor to recode expenditures to "Well maintenance – irrigation".	X			
06.15.23	ACTION	Mr. Adams: Email Amortization Schedule for the \$700,000 loan to Board Members.	X			
06.15.23	ACTION	Mr. Adams: Provide a copy of the holiday decorating contract.	X			
06.15.23	ACTION	Mr. Hall: Obtain proposals for resurfacing priorities.	X			
06.15.23	ACTION	Mr. Adams: Provide updated budget for discussion at the July meeting.	X			
06.15.23	ACTION	Mr. Adams: Re-send emailed reserve study to all Board members.	X			
06.15.23	ACTION	Mr. Hall: Confer with Envera to address access issues on Sundays.	X			
06.15.23	ACTION	Mr. Adams: Ask Mr. Babbar how best to memorialize a Board decision not to sell the weirs and if a deed restriction is necessary.	X			
06.15.23	ACTION	Mr. Chang: Email update regarding inspection of weirs.	X			
06.15.23	ACTION	Mr. Hall: Address a double invoicing issue.	X			
07.20.23	ACTION	Mr. Henderson: Revise the Allied proposal and present it at the next meeting	X			
07.20.23	ACTION	Mr. Holliday: Present a report on Envera's new technology, at a future meeting and provide Board Members with a hard copy in advance of the presentation	X			
07.20.23	ACTION	Ms. Green: Forward updated CLI Facebook page to the Board via constant contact.	X			
07.20.23	ACTION	Ms. Green: Email residents and request that they alert the Admin office of all instances where the guards failed to notify them of guest visits.	X			
07.20.23	ACTION	Mr. Adams: Adjust the budget to include the reserve study costs, Allied increase, increased Management and paver costs.	X			

07.20.23	AGENDA	Mr. Adams: Include the weir project as a discussion item on the next agenda	X			
07.20.23	AGENDA	Mr. Babbar: Provide 5 hours of legal advice and help review footage of potential theft by the prior Office Administrator and report his findings.	X			
08.17.23	ACTION	Mr. Hall: Send email to residents re: school drop off tips				
08.17.23	AGENDA	Mr. Krause: REMOVE items 10, 11 from agenda; Table item 12 to Sept. meeting; COUNSEL to attend				
08.17.23	ACTION	Mr. Krause: Post Budget Presentation to Website			8/30/2023	
08.17.23	ACTION	Mr. Hall: Send email to residents re: budget presentation		x		
08.17.23	ACTION	Mr. Hall: Get NEON VESTS for Carpooling Staff				
08.17.23	ACTION	Mr. Hall: Get TRAFFIC CONES with reflectors for ALLIED to use				
08.17.23	ACTION	Mr. Krause: MEET with Supervisors - financials, agendas, facilities, etc.				
08.17.23	ACTION	Supervisors: Provide list of issues to discuss with DM to Mr. Krause				
08.17.23	ACTION / AGNEDA	Ms. Thibault: Connect with Mr. Woodcock (Engineer) to review weirs				
08.17.23	ACTION	Ms. Green: resend email to residents re: registering for guest notifications via text				
08.17.23	ACTION	Staff: send files re: Beach Club Rentals to Supervisor Belyea for review				
08.17.23	ACTION / AGNEDA	Mr. Krause & Ms. Thibault: someone to talk to Board re: events management		x		
08.17.23	ACTION	Mr. Hall: send email to Supervisors re: prior events planning process				
08.17.23	ACTION	Ms. Thompson: send committee policies to Supervisors				
08.17.23	ACTION	Mr. Krause: Post ADOPTED BUDGET, MINUTES to website			x	
08.17.23	ACTION	Mr. Krause: work with EGIS Insurance on policy discount (new roofs)				
08.17.23	ACTION	Mr. Krause: Complete audit of website and UPDATE	x			
09.21.23	AGENDA	Mr. Krause: Add EVENTS proposal to next meeting agenda for discussion				
09.21.23	ACTION	Mr. Krause/Ms. Green: Add EVENTS CALENDAR to website	x	x		
09.21.23	ACTION	Mr. Krause: Invite DISTRICT COUNSEL to attend next CDD Meeting			x	
09.21.23	AGENDA	Mr. Krause: Add MEADOWS DEED item to next agenda				
09.21.23	AGENDA	Mr. Babbar: Provide UPDATE to Board re: 17923 Cachet Isle Drive (VII. C.)				
09.21.23	AGENDA	Mr. Krause: REMOVE EVENTS FORM DISCUSSION from agenda			x	
09.21.23	AGENDA	Mr. Krause: Send Updated User Agreement (Exhibit 5) to Counsel for review and placement on next month's agenda			sent 9/25/23	
09.21.23	AGENDA	Mr. Krause: Send Updated Rental Agreement (Exhibit 6) to Counsel for review and placement on next month's agenda			sent 9/25/23	
09.21.23	AGENDA	Mr. Krause: Add Agenda Item for advertising Public Hearing to discuss rental fees for the Cory Lakes Beach Club facility, setting date and time		x		
09.21.23	ACTION	Mr. Babbar: Provide UPDATE to Board re: 17923 Cachet Isle Drive (VII. C.)	x			
09.21.23	ACTION / AGENDA	Mr. Krause: work with POA (Amanda Schewe) to set SPECIAL MEETING in early November to discuss Community Covenants and Bylaws	x			
09.21.23	AGENDA	Mr. Krause: place Safety and Security Charter and Objectives on nesxt meeting agenda (Exhibits 8 and 9, respectively)			x	
09.21.23	AGENDA	Mr. Krause/Ms. Green: Print AGENDA BOOK on BOTH SIDES for 3 Supervisors; bring Tablet for 1 Supervisor				
09.21.23	ACTION	Mr. Hall: Look into purchasing additional flat bench for gym				
09.21.23	ACTION	Mr. Krause/Mr. Babbar: Send LIABILITY WAIVER to staff to place in office	x			
09.21.23	AGENDA	Mr. Krause: Test ZOOM link on agenda			x	
09.21.23	AGENDA	Mr. Krause: Add discussion item to agenda: WAYS TO REDUCE LENGTH OF MEETING			x	
10.19.23	AGENDA / ACTION	Steve (LMP) - Bring updated proposal for landscaping / mulching		x		
10.19.23	ACTION	Larry/Patricia - send Worker's Comp information to Supervisors, re: volunteers				
10.19.23	ACTION	John Hall - send arial and description of school carpooling to Larry			x	
10.19.23	ACTION	Larry/Vivek - Send arial and description from John Hall to Insurance Co.			x	
10.19.23	ACTION	Larry - set up SPECIAL BUDGET MEETING for November 7 at 6:00 p.m.	x			
10.19.23	ACTION	Vivek - Provide Advertising language to DM for SPECIAL BUDGET MEETING			x	
10.19.23	ACTION	Larry - contact RESERVE STUDY vendors for proposals			x	
10.19.23	AGENDA	Larry - Add AUDIT COMMITTEE (Board) to Nov. meeting agenda - Auditors	x			
10.19.23	ACTION	Larry - send MEETING INVITATION to Supervisors, Staff for 11/7 Meeting			x	
10.19.23	ACTION	Vivek - send email to Dominique re: when to use LIABILITY WAIVER			x	

10.19.23	ACTION	Larry - send Rules and Regulations/Procedures to Vivek (Counsel)				x	
10.19.23	ACTION	Larry - Have PUBLIC RECORDS REQUEST (PRR) form added to website				x	
10.19.23	ACTION / AGENDA	Larry/Vivek - bring back to next meeting COMMITTEE GUIDELINES			x		
10.19.23	ACTION	Vivek - send Supervisors information on TRAINING					
10.19.23	AGENDA	Larry - Add CONTRACT BOILERPLATE to Nov. Meeting Agenda				x	
10.19.23	ACTION	Larry - remove comments from ZOOM for meetings	x				
11.7.23	ACTION	John - provide lighting contracts for streetlights					
11.7.23	ACTION	Larry - Request Contracts from TECO for Streetlights					
11.7.23	ACTION	Larry - Review Past Meeting Minutes for Board Approval of Landscaping					
11.7.23	AGENDA	Larry - Add Budget Amendment to November meeting agenda				x	
11.7.23	ACTION	Larry/John - Connect with LMP re: Fuel Surcharge (need the to send us authorization)	x				
11.7.23	ACTION	Staff - need to establish best methodology for stabilizing pavers - bring back by December or January					
11.7.23	ACTION	Larry - price out insurance based on new roofs at Beach Club and Guard Houses				x	
11.7.23	ACTION	Patrica - bring updated Budget to next meeting				x	
11.7.23	ACTION	Larry - place Budget PPT on CDD Website				x	
11.7.23	ACTION	Staff/Supervisors - draft and send email message to community, re: Budget				x	
11.7.23	ACTION	Dominique - Send email to community, re: cleaning landscaping debris					
11.16.23	ACTION	Larry - Provide Supervisors with Summary/Comparison of RFP responses, re: Auditors				x	
11.16.23	AGENDA	Larry - Add Landscaping Fuel Surcharge discussion to agenda for December			x		
11.16.23	ACTION	Larry - send Allied PPT to Supervisors				x	
11.16.23	AGENDA	Allied - bring back updated options for security					
11.16.23	ACTION	Larry/Patricia - add RENTAL and SPONSHORSHIP line item to budget under Office Administrator	x				
11.16.23	AGENDA	Larry - Move Office Administrator Report to other Staff Reports				x	
11.16.23	AGENDA	Larry - number all pages in Agenda Packet				x	
11.16.23	ACTION	Larry - send POA Joint Meeting dates to Vivek, then POA (1/15, 1/8)	x				
11.16.23	ACTION	John/Dominique - bring back guidelines for agreements in December					
11.16.23	ACTION	Larry - Advertise RFP for Auditing Services & Next Audit Committee Meeting				x	
11.16.23	AGENDA	Larry - Bring back Discussion on Changing District Rules to Policies				x	
11.16.23	AGENDA	Larry - add the Meeting Date to the Minutes document title				x	
11.16.23	ACTION	Larry - check with District Counsel on Volunteers for painting monuments	x				
11.16.23	ACTION	Larry - Coord. With Patricia on prorating raises for John and Dominique	x				
12.21.23	ACTION	John/Larry - Invite LMP Executives to the January 18 CDD Meeting				12/24/2023	
12.21.23	ACTION	Larry - Advertise JOINT POA/CDD 1/11/24 Meeting in Tampa Bay Times				x	
12.21.23	ACTION	BREEZE - add page numbers to financials (seperate from packet)				x	
12.21.23	ACTION	Patricia - add Dashboard to Financials				x	
12.21.23	ACTION	John/Dominique - review/submit changes to rules to District Manager			x		
12.21.23	ACTION	Supervisors - review/submit changes to rules to District Manager			x		
12.21.23	ACTION	Larry - check on procedures in other districts for requesting facility use				x	
12.21.23	ACTION	Larry - DRAFT notice email/flyer alerting people to no longer park/stand at guard gate				x	
12.21.23	ACTION	Dominique to send out meeting notice reminders 7 days prior to meetings	x				
12.21.23	ACTION	Larry - Advertise Feb. 22 CDD Regualr Meeting in Tampa Bay Times			x		
12.21.23	AGENDA	Larry - Add Commissioner Hagan to Feb. 22 Agenda - at the TOP			x		
12.21.23	ACTION	Vivek - send Recreation Amenity Policy to Staff and Supervisors				x	
01.18.24	ACTION	LMP to send weekly/monthly reports to John Hall	x				
01.18.24	ACTION	Larry to send/check on cancellation of services notice to Grau & Associates				x	
01.18.24	ACTION	Larry and John to confer with Counsel re: 17923 Cachet Isle	x				
01.18.24	ACTION	John/Dominique - create list of projects/costs that need to be addressed				x	
01.18.24	AGENDA	Larry - add Commissioner Hagan to beginning of Agenda to address safety				x	
01.18.24	ACTION	John - change out 25 MPH sign that is faded					
01.18.24	ACTION	Larry - send Commission on Ethics Link to Supervisors to register emails				x	
01.18.24	ACTION	Larry to reach out to Counsel re: Supervisor online training			x		
01.18.24	ACTION	John/Dominique - info. Campaign to residents, re: fingerprint access	x				
01.18.24	ACTION	Larry/John - get more information re: Drivers Privacy Protection Act			x		

01.18.24	ACTION	Larry to send finalized, updated DRAFT of CLI Non-Exclusive 2-Hour Beach Club User Agreement to Supervisors, then Counsel for final review		x		
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Cory Lakes

Community Development District

EXHIBIT

11

AGENDA

Office Administrator & Events Monthly Report

Meeting date: February 22, 2024

CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine invoice coding and AP aging reports.
- Office Organization
- Envera and Morpho conversions and updates
- Hiring new staff
- Planning yearly events
- Vetting sponsorships for upcoming CDD sponsored events

CDD Events

Spring Festival coming-03/30/2024

Facebook Page

- Follow Cory Lakes CDD for any updates or upcoming events

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

Cory Lake Isles Post-Event Summary Report

Description/Information		Service Provided
Event Name:	Veterans Day Brunch	
Event Date(s):	11/10/2023	
Event Time(s): (Start to Finish each day; include date if event covers multiple days)	Friday, November 10, 2023	
Event Location(s): (Exact Address(s) or description for each area/station, such as tennis courts or boat dock)	Cory Lake Beach club	
Names/Contact Information of Participating Vendors, Service Provided:		
Amount Budgeted for Event: (include budget line item for reference)	\$650.00	
Actual Costs of Event broken down by line item: (rentals, permits, vendors, supplies, outreach efforts, staff hours, etc.)	Total: \$304.52	

Publix	\$220.78	
Walmart	\$83.74	
Sponsors/Donations: (Names, contact information, and amount contributed to District)		
Wharton High School	Veterans Day Tribute from kids	NJROTC Tribute
Schedule of Events: (This would include performances and when vendors arrive/leave; include time, location, and vendor name)		
	10am-12pm	
Number or Attendees: (broken down by resident vs. guest, if possible/applicable)		
	10	
No. of Staff Working Event: (Names, dates/hours, locations worked)		
John Hall	9am-12pm	
Dominique Green	8:30am-12pm	
Outreach/Advertising Efforts: (Dates messaging/advertising went out, publication/venue, cost to send, audience – who messaging went to)		
	N/A	

Overall Summary/Description of Event: (Were goals reached, were desired attendance numbers reached, did people enjoy the event and have any thoughts/comments, etc.?)	An event to honor our amazing veterans, the tribute from the high school was great. It was an enjoyable time.	
Additional Notes: (Include event highlights/lowlights, etc.)		

Cory Lake Isles Post-Event Summary Report

	Description/Information	Service Provided
Event Name:	Fall Festival	
Event Date(s):	11/18/2023	
Event Time(s): (Start to Finish each day; include date if event covers multiple days)	11am-2pm	
Event Location(s): (Exact Address(s) or description for each area/station, such as tennis courts or boat dock)	Cory Lake Beach Club-Field area	
Names/Contact Information of Participating Vendors, Service Provided:		
Party 2 Remember	Darryl Herbert-813-225-2622 DJ, GAMES, BOUNC HOUSES, PETTING ZOOETC	
Grape Jamaican Cuisine	Food Truck-813-897-5877	
Saucin' wings	Food Truck- David 813-770-2517	
Amount Budgeted for Event: (include budget line item for reference)	4500	
Sponsorship amount (credit)	500	

Actual Costs of Event broken down by line item: (rentals, permits, vendors, supplies, outreach efforts, staff hours, etc.)	Total: \$5135.04	
Party 2 Remember	5135.04	
Sponsors/Donations: (Names, contact information, and amount contributed to District)		
Bonez & Paws	Fernando Carrera	813-388-5340
Schedule of Events: (This would include performances and when vendors arrive/leave; include time, location, and vendor name)		
Vendor Arrival Time	10:30am-11am	
Vendor Departure Time	2pm	
Number or Attendees: (broken down by resident vs. guest, if possible/applicable)	This event included approximately 200 people	
No. of Staff Working Event: (Names, dates/hours, locations worked)		
John Hall	9:30am-2:30pm	
Dominique Green	9:30am-2:30pm	
Outreach/Advertising Efforts:		

(Dates messaging/advertising went out, publication/venue, cost to send, audience – who messaging went to)		
	Business Door-to-door solicitation	
Overall Summary/Description of Event: (Were goals reached, were desired attendance numbers reached, did people enjoy the event and have any thoughts/comments, etc.?)	This annual event featured bounce houses, interactive games, face-painting, petting zoo with pony rides and more kid-friendly games. We also had sponsored vendors and food trucks. Great turn out.	
Additional Notes: (Include event highlights/lowlights, etc.)	Although the event was budgeted for 4500 and went over with the extra hour added, having the sponsorship offset the added cost of the extra hour.	

Cory Lake Isles Post-Event Summary Report

Description/Information		Service Provided
Event Name:	Holiday Boat Parade	
Event Date(s):	December 9,2023	
Event Time(s): (Start to Finish each day; include date if event covers multiple days)	5pm-9pm	
Event Location(s): (Exact Address(s) or description for each area/station, such as tennis courts or boat dock)	Cory Lake Beach club	
Names/Contact Information of Participating Vendors, Service Provided:		
Time for wine	Tim (813) 664-1430-Wine available for purchase	
Party 2 Remember	Darryl Herbert- 813-347-1175 Train ride for kids	
Amount Budgeted for Event: (include budget line item for reference)	\$2300	

Actual Costs of Event broken down by line item: (rentals, permits, vendors, supplies, outreach efforts, staff hours, etc.)	Total:\$2508.31	
Party 2 remember	\$2025.00	
Time for wine	\$381.63	
Walmart	101.68	
Sponsors/Donations: (Names, contact information, and amount contributed to District)		
Judi Beck	judi.beck@compass.com	
Schedule of Events: (This would include performances and when vendors arrive/leave; include time, location, and vendor name)		
Party 2 remember	Trackless train for the kids	TRAIN RIDE
Number or Attendees: (broken down by resident vs. guest, if possible/applicable)	Approximately 100	
No. of Staff Working Event: (Names, dates/hours, locations worked)		
John Hall	4pm-9pm	
Dominique Green	3pm-9pm	
Isabella Gonzalez	4:30pm-9pm	

Outreach/Advertising Efforts: (Dates messaging/advertising went out, publication/venue, cost to send, audience – who messaging went to)		
	N/A	
Overall Summary/Description of Event: (Were goals reached, were desired attendance numbers reached, did people enjoy the event and have any thoughts/comments, etc.?)	This event was a huge success. Although there were only a few boats that made it down to the end, everyone that came out to the beach club enjoyed themselves. There were cookie platters, wine available, popcorn, hot chocolate, a DJ and rides and things for the kids.	
Additional Notes: (Include event highlights/lowlights, etc.)	Next year will recommend changing the route for a better turn out for homeowners showing their boats on the lake other than that it was pretty good.	

Cory Lake Isles Post-Event Summary Report

	Description/Information	Service Provided
Event Name:	Cookies With Santa	
Event Date(s):	December 16, 2023	
Event Time(s): (Start to Finish each day; include date if event covers multiple days)	6pm-9pm	
Event Location(s): (Exact Address(s) or description for each area/station, such as tennis courts or boat dock)	Cory Lake Beach club	
Names/Contact Information of Participating Vendors, Service Provided:		
Party 2 Remember	Darrell Herbert-8133471175	Mr. and Mrs. Clause
Amount Budgeted for Event: (include budget line item for reference)	\$600	
Actual Costs of Event broken down by line item:	Total: \$843.42	

(rentals, permits, vendors, supplies, outreach efforts, staff hours, etc.)		
Walmart	\$42.46	
Amazon	\$21.99	
Publix	\$78.97	
Party 2 Remember	\$700.00	
Sponsors/Donations: (Names, contact information, and amount contributed to District)		
	N/A	
Schedule of Events: (This would include performances and when vendors arrive/leave; include time, location, and vendor name)		
Vendor Arrival	5:30pm	
Vendor Departure	8:45pm	
Number or Attendees: (broken down by resident vs. guest, if possible/applicable)		
	Approximately 50-60people	
No. of Staff Working Event: (Names, dates/hours, locations worked)		
Dominique Green	9:30am-1:30pm	
Shayan	11am-1:30pm	

Outreach/Advertising Efforts: (Dates messaging/advertising went out, publication/venue, cost to send, audience – who messaging went to)		
	N/A	
Overall Summary/Description of Event: (Were goals reached, were desired attendance numbers reached, did people enjoy the event and have any thoughts/comments, etc.?)	Cookies were served to the kids while they decorated and took pictures with Mr. and Mrs. Clause. Santa shared some of his North pole stories and the kids enjoyed themselves overall. Great turn out.	
Additional Notes: (Include event highlights/lowlights, etc.)		

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

Cory Lakes Community Development District

Facilities Manager

February 2024, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines. (Monthly)
2. Restacked tables and chairs after rentals.
3. Reset ice machine in the kitchen.
4. Replaced soffit bulbs.
5. Replaced toilet flappers.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Repaired camera at North pool gate.
5. Repaired mag-locks at 2 gates.
6. Repaired pavers on slide walkway.

PLAYGROUNDS

1. Kept clean and organized. Lots of leaf litter this time of year.
2. Most work done. Need to paint the columns at the pool playground.
3. Working on a few rust repairs. Got a price for parts to be replaced.

GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Helped with routine sanitation.

LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. (Ongoing)
2. Working on irrigation issues around the community. Ongoing
3. LMP starting self-inspections.
4. LMP working on seasonal cutbacks.
5. Working with LMP to identify areas that need mulch. Working on Cross Creek entry.

LAKE MANAGEMENT

1. Solitude was out this week and treated some of the lake for grass and algae.
2. Lake and pond levels are holding well with the rain.
3. Lake overall looks good.

SECURITY

1. Allied management still working on keeping gates staffed. Lots of new faces. Still having lots of turn over. Seems every week is a new face. Trying to fix some guard issues. (Ongoing)
2. Allied has all new management from the Area manager down.

OTHER ACTIONS

1. Working with District engineers on inspections of the community SWFWMD control structures. (Nothing new to report on this)
2. Working with District engineer on drainage issue on Cachet Isle. Ongoing (Vivek has sent out a notice to homeowner. SWFWMD has issued a violation to the District so we will have to game plan on how to resolve this issue. (Homeowner still asking for more time) Not getting response from residents engineer.
3. Started cleaning rust stains on MB entry. Ongoing
4. Replaced pickle ball nets
5. Replaced soccer nets
6. Ordered new hockey nets.
7. Repaired well at Morris Bridge Entry.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate hinges.

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Greased gate hinges.
3. Fixed resident gate arm and realigned.
4. Replaced two cameras.

Action Plan for March February 2024

1. Work with LMP on Landscape issues. Ongoing
2. Continue working with District Engineer on ongoing projects
3. Work on rust stains.
4. Work on playground upkeep.

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

Budget projects

COMPANY	PROJECT TYPE	COST	PRIORITY
Playmore	Playground repairs by pool	\$8,972.13	HIGH
Access Central	Cross Creek Gate Arm upgrade	\$7,082.14	LOW
MRI Inspection LLC	Stormwater pipes inspection	\$8,500.00	HIGH
Envera	Access Control System upgrade	\$5,575.25 mo	medium
	Envera project \$353.25 a month		
	Envera contract \$5222 a month		

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

Introduced in House (10/26/1993)

[Congressional Bills 103th Congress]

[From the U.S. Government Printing Office]

[H.R. 3365 Introduced in House (IH)]

103d CONGRESS

1st Session

H. R. 3365

To amend title 18, United States Code, to protect the personal privacy and safety of licensed drivers, taking into account the legitimate needs of government and business.

IN THE HOUSE OF REPRESENTATIVES

October 26, 1993

Mr. Moran (for himself, Mr. Frank of Massachusetts, Ms. Pelosi, Mr. Towns, Mr. Scott, Ms. Byrne, and Mrs. Morella) introduced the following bill; which was referred to the Committee on the Judiciary

A BILL

To amend title 18, United States Code, to protect the personal privacy and safety of licensed drivers, taking into account the legitimate needs of government and business.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the ``Driver's Privacy Protection Act of 1993''.

SEC. 2. PROHIBITION ON RELEASE OF CERTAIN PERSONAL INFORMATION BY STATES.

(a) In General.--Title 18, United States Code, is amended by inserting after chapter 121 the following:

CHAPTER 123--PROHIBITION ON RELEASE OF CERTAIN PERSONAL INFORMATION BY STATES

Sec.

2721. Prohibition on release of certain personal information by States.

2722. Additional unlawful acts.

2723. Penalties and remedies.

2724. Effect on State and local law.

2725. Definitions.

Sec. 2721. Prohibition on release of certain personal information by States

(a) In General.--It shall be unlawful for any person or other entity to disclose personal information derived from an individual's motor vehicle records to any other person or entity, other than to the individual, except as permitted under this chapter.

(b) Exceptions.--Personal information referred to in subsection (a) of this section may be disclosed for any of the following uses:

(1) For use by any Federal or State court in carrying out its functions.

(2) For use by any Federal or State agency in carrying out its functions.

(3) For use in connection with matters of automobile and driver safety, including manufacturers of motor vehicles conducting a recall of motor vehicles.

(4) For use in the normal course of business by a legitimate business (including an insurer or insurance support organization) or its agents or employees or contractors, but only--

(A) to verify the accuracy of personal information submitted by the individual to the business; and

(B) if such information as so submitted was not correct, to obtain the correct information, but only for the purpose of pursuing remedies against an individual who provided false information or presented a check or similar item that was not honored.

(5) For use in any civil or criminal proceeding in any Federal or State court.

(6) For use in research activities, if the motor vehicle department determines that such personal information will not be used to solicit the individual and that the individual is not identified or associated with the requested information.

(7) For use in marketing activities, if the motor vehicle department--

`` (A) has provided in a clear and conspicuous manner to the individual an opportunity to prohibit such disclosure;

`` (B) has received assurances that the information will be used, rented, or sold solely for a permissible use under this chapter, including marketing activities;

and

`` (C) has received assurances that each entity that sells or uses the information so obtained keeps complete records identifying each purpose for which the information is used and each organization that receives the information.

`` (8) For purposes of reselling the personal information for a permissible use under paragraph (7) of this subsection, but only if each person or other entity that sells or uses the information so obtained keeps complete records identifying--

`` (A) each purpose for which the information is used; and

`` (B) each person or other entity that receives the information.

`` (9) For use by any insurer or insurance support organization, or its employees, agents, and contractors, but only in connection with claims investigation activities or antifraud activities.

`` (c) Waiver Procedures.--(1) Each State shall establish and carry out procedures under which--

`` (A) an individual to whom the information pertains may authorize the agency to disclose such information; and

`` (B) any motor vehicle department of the State may enter into an agreement with any business (including an insurer or insurance support organization) or its agents, employees, or contractors, based upon a certification that the business has obtained or will have obtained consent from the individual to whom the information pertains, to obtain requested personal information from such department.

`` (2) Any State department of motor vehicles, upon receiving a request for personal information referred to in subsection (a) of this section, other than for a use referred to in subsection (b) of this section, shall, if such request is not accompanied by a waiver in accordance with paragraph (1) of this subsection, mail, within 10 days following the receipt of such request, a copy of that request to the individual concerning whom the personal information was requested informing such individual of the request, together with a statement to the effect that such information will not be released unless the individual waives such individual's right to confidentiality under this section.

`` Sec. 2722. Additional unlawful acts

`` (a) Procurement for Unlawful Purpose.--It shall be unlawful for any person knowingly to obtain or use personal information, derived from a motor vehicle record, for any purpose not described in section 2721(b) of this title.

`` (b) False Representations; Unlawful Distribution.--It shall be unlawful for any person to make any false representation to obtain or use any personal information derived from an individual's motor vehicle record.

`` Sec. 2723. Penalties and remedies

`` (a) Willful Violations by Non-Governmental Entities.--Any person or other entity (other than a State or agency thereof) that willfully violates this chapter shall be fined under this title or imprisoned not more than 1 year, or both.

`` (b) Nonwillful Violations by Non-Governmental Entities.-- Any person or other entity (other than a State or agency thereof) that violates this chapter shall be subject to a civil penalty in an amount not to exceed \$5,000.

`` (c) Violation by Governmental Entities.--If a State or agency thereof willfully violates this chapter, the State shall be subject to a civil penalty in the amount of \$10,000. Each day of continued noncompliance by the State shall constitute a separate violation.

`` Sec. 2724. Effect on State and local law

`` A State or local government may prohibit conduct that is permitted in the exceptions set forth in section 2721(b) of this title.

`` Sec. 2725. Definitions

`` As used in this chapter--

`` (1) the term `personal information' means an individual's name, address, telephone number, social security number, driver's identification number, medical and disability information, photograph, or other information that identifies a particular individual;

`` (2) the term `State' includes the District of Columbia, Puerto Rico, and any other possession or territory of the United States; and

`` (3) the term `motor vehicle record information' means--

`` (A) information about who is licensed to drive vehicles on the public highways, including any personal information about the licensed driver that is maintained as part of, or is associated with, a listing of who is so licensed;

`` (B) registration information about a motor vehicle; and

`` (C) information about violations of traffic laws and similar information kept about a licensed driver in connection with the operations of a governmental authority that controls such licensing."

(B) Clerical Amendment.--The table of chapters at the beginning of part I of title 18, United States Code, is amended by inserting after the item relating to chapter 121 the following new item:

`` 123. Prohibition on Release of Certain Personal Information by States. 2721".

Cory Lakes

Community Development District

EXHIBIT

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AGENDA

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION:

Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647

DATE	MEETING TYPE	TIME
October 19, 2023	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/87271417819?pwd=OFVySWMyR1diL0lOWEpWSC82SWhCUT09		
Dial In: 1-305-224-1968	Meeting ID: 872 7141 7819	Passcode: 776805
November 7, 2023	Special Budget Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/87271417819?pwd=OFVySWMyR1diL0lOWEpWSC82SWhCUT09		
Dial In: 1-305-224-1968	Meeting ID: 872 7141 7819	Passcode: 776805
November 16, 2023	Audit Committee/Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
December 21, 2023	Audit Committee/Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
January 11, 2024	Special Joint Meeting with POA	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
January 18, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
February 22, 2024	Regular Meeting – NEW DAY	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
March 21, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456

April 18, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
May 16, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
June 20, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
July 18, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
August 15, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456
September 19, 2024	Regular Meeting	6:00 p.m.
ZOOM: https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09		
Dial In: 1-305-224-1968	Meeting ID: 837 3143 1918	Passcode: 123456