

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

A Joint Meeting of the Cory Lakes Community Development District (CDD) Board of Supervisors, along with the Cory Lake Isles Property Owners Association (POA) was held on Monday, April 2, 2018 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

**Present at the meeting were:**

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
David Burman	Assistant Secretary
Sheila Haque	Assistant Secretary
Kevin Hickling	POA President
Dr. Anoop Reddy	POA Vice President
Jay Taylor	POA Secretary
Dr. A.G. Patel	POA

**Also present were:**

Chuck Adams ( <i>via telephone</i> )	District Manager
John Hall	CDD Facilities Manager
Wendy Darby	CDD Office Manager
Vivek Babbar	District Counsel
Rory Harding	POA Manager
Rich Carpenter	Resident, LAF Committee Member
Carlos Guzman	Resident
Steven Hancz	Resident
Marcia Wolf	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:00 p.m. Supervisors Castillo, Shah, Burman and Haque were present, in person. Supervisor Woodards was not present.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

Mr. Castillo stated that the last joint meeting was over a year ago. The POA proposed holding joint meetings to open the lines of communications between the POA and the CDD. Both

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

entities shared the same goal, which is to improve the quality of life within the community, work together for the betterment of the residents and to take the community forward.

Mr. Kevin Hickling, suggested holding joint meetings quarterly or twice per year, at the very least, to share thoughts and discuss moving together with a common vision. The three items that the POA and the CDD should coordinate on were curtailing speeding, cost-sharing and hosting events. With regard to speeding, the CDD can control the gates, install cameras and capture speeders but cannot impose fines without the POA's authorization. Effectiveness was an issue, as the POA received insufficient data from the CDD in order to make effective judgments regarding speeders. Discussion ensued regarding enforcement mechanisms, residents, nonresidents, historical data, handheld devices, speeding reports, starting an equipment fund and the data gathering process. Regarding data gathering, Mr. Hall stated that the Tampa Police Department (TPD) and the Florida Highway Patrol (FHP) produced and submitted activity reports and he submitted speeding information to Mr. Harding, who distributed it to the POA Board. Mr. Castillo stated that, once Mr. Hall forwarded the data to the POA, it was out of the CDD's hands because the POA was responsible for enforcement. Mr. Taylor asked how the POA would get residents and nonresidents to comply, especially non-residents, assuming that all speed enforcement mechanisms were in place. Mr. Castillo asked Mr. Hall if raw data from Envera and resident information can be provided to the POA. Mr. Hall replied affirmatively. Further discussion ensued.

**THIRD ORDER OF BUSINESS****Other Supervisor(s) Opening Comments**

Mr. Burman stated that the streets were public, not private, and will remain public streets until all the municipal bonds are paid off. From that standpoint, the community has no reasonable way of preventing anyone from entering. District Counsel previously stated that barcode privileges could not be taken from speeders; therefore, the CDD's best recourse is to rely on the POA to utilize their fining capability to convey to speeders that they were caught on camera and must slow down. The CDD must prove that the system in place is working before investing in a second or third system and the CDD needs the POA to enforce the fines, when information has been properly submitted, so that the CDD can prove that the system does work.

- **Discussion: Speeding Violations**

***\*\*\*This Item, previously the Fifth Order of Business was presented out of order.\*\*\****

Mr. Taylor asked how the POA should respond if residents expressed concern that nonresidents were being treated separately, in relation to speeding fines and summonses. Mr. Burman stated that it was difficult to enforce anything on a nonresident and the original suggestion of the POA using collected funds for equipment and police officer reimbursement was not feasible, per District Counsel. Discussion ensued regarding Chapter 190, the barcode system, issuing warnings and fines and deactivating barcodes. Mr. Castillo stated that the feasibility of turning responsibility for the barcodes over to the POA could create multiple issues, from a systems standpoint, and cause logistics issues in the future. Mr. Taylor asked if the system could handle six to ten cameras or if there were any scalability issues. In response to a question regarding fines, Mr. Harding stated that he did not issue fines; the POA Board approved the fines and must determine the guidelines and make the rule for the process. Dr. Reddy stated the fining guidelines have been considered and discussed for two years but no conclusions were reached and the situation remained pending. He felt that the presence of law enforcement made an impact, as people were fearful of getting pulled over so they control their speed; this approach would work better than cameras. Mr. Taylor stated that the police officers were a supplement and not a substitute, cost \$50 per hour and had too much autonomy; whereas, cameras worked 24/7. Mr. Castillo concurred and stated that this is a test phase. Mr. Shah asked if it was enforceable, if POA personnel used a radar gun. Mr. Babbar stated the CDD could not enforce it; enforcement would go to the POA. Mr. Burman stated that, to use a radar gun, the user and the gun must be certified. Mr. Shah stated that the users would be trained and would cost less than paying TPD \$50 per hour. Mr. Babbar stated that this is implemented in certain communities and those communities had no problems utilizing this method.

**FOURTH ORDER OF BUSINESS****Public Comments (*agenda items*) [3 minutes per speaker]**

Ms. Marcia Wolf, a resident, thought it was wonderful that the POA and the CDD were working together to make the Cory Lakes community a better place to live, without any negativity, as both entities had a shared goal and vision. She voiced her disappointment that Ms. Roya Monfared was not in attendance, as she was a POA Board member. Mr. Taylor stated, in Ms. Monfared's defense, she was told that each entity would be represented by only two Board Members, it would be more of a dialogue than a formal meeting and was informed that the meeting would be a joint meeting at 3:00 p.m. Mr. Hickling stated that the meeting was a

learning curve for the POA Board and reiterated possibly holding quarterly joint POA/CDD meetings. Mr. Burman stated that the Boards should be educated on the Sunshine Laws. Mr. Babbar stated that, essentially, the Sunshine Law stated that no two members of the CDD Board can communicate about CDD business, outside of a public meeting or workshop; they cannot communicate about any topic that may come before the CDD or that the CDD could take action on, outside of a public meeting, which is why meetings are publicized and limited to once per month. Mr. Castillo stated that this is why the CDD decided to make the joint meeting a full, formal meeting and invite District Counsel in case decisions were made because, if it was a workshop, there would be no decision-making ability.

Mr. Rich Carpenter, a resident, voiced concern about the lack of trees on many streets and stated that he would like the Boards reach a consensus that everyone must have a tree that the homeowners must purchase themselves, to be maintained by the CDD, so that the community is beautiful again. Mr. Shah concurred and estimated that at least 200 homes throughout the community lacked trees; the CDD Board previously decided that it would not force residents to have trees in common areas or easements. Mr. Babbar stated that the CDD did not have the ability to access individual homeowner lots. Discussion ensued regarding tree installation at homeowners' expense, diseased trees, pricing, contractors and a tree list. Mr. Shah suggested that Staff draft and circulate a letter to all residents that did not have trees on their property. Mr. Hall was directed to retrieve a tree list that included Queens, Canaries and Sylvesters.

Mr. Steven Hancz, a resident, stated that there was a height requirement for trees and asked if the Board would accept a 2' to 3' Canary palm, instead of a 6' palm, which would cost \$1,000. Mr. Hall stated that 2' Canary palms would block the sidewalks.

**FIFTH ORDER OF BUSINESS**

**Discussion: Speeding Violations**

Mr. Shah inquired about the conclusions from the earlier speeding violation discussion. Mr. Castillo stated the plan was that data would be retrieved but nothing could be done until the POA devised guidelines or policies. Mr. Shah suggested forming a policy-making committee comprised of POA members and residents.

**SIXTH ORDER OF BUSINESS**

**Discussion: 5-10 Year Community vision Plan**

Mr. Castillo understood that the Vision Plan was completed in 2010 and a lot has changed. Mr. Burman stated that the Plan was developed by the Strategic Planning Committee and adopted by the CDD Board, at that time, and much of the goals were already accomplished; however, a Reserve Study and a new Site Plan were under consideration. Mr. Hickling stated that the growing concern, on the POA side, entailed the sale of the extra CDD-owned land and, if the property is sold to an external entity, the POA would no longer have boat storage for homeowners. Discussion ensued regarding Developers, boat storage, cost sharing, third-party vendors and the recent gym survey results. Mr. Harding stated that both Boards were under pressure to reduce costs; part of the initiative, on the POA side, is to examine all contracts and expenses and determine how to reduce those costs and not pass them on to homeowners. Mr. Castillo stated that, for the next joint meeting, it would be good to provide and examine which costs were redundant. In response to Mr. Castillo's question regarding web hosting, Mr. Adams stated that Management utilized a few service providers. In response to Mr. Castillo's question regarding the possibility of a shared web service, Mr. Adams replied that it was possible and he could confer with POA Board Members regarding a shared website. Ms. Darby stated that the official CDD website had a direct link to the POA. Mr. Castillo felt that consolidating everything to one provider would make it a lot easier. Further discussion ensued.

**SEVENTH ORDER OF BUSINESS**

**Discussion: Current Roles and Responsibilities (to determine if some aspects are better handled by the other party)**

Mr. Hickling stated that, at POA meetings, the Board heard questions as to whether the POA should take a more active role in operating the activities geared towards the homeowners, as opposed to the CDD doing it, and asked if there were events the CDD felt that the POA should take over. Mr. Burman stated that the POA should examine the costs involved in hosting events and determine whether its budget could handle the expense; the reason that the CDD coordinates the events is because it has more financial resources than the POA. Mr. Castillo stated that the events budget was reduced from \$80,000 to \$30,000 and Ms. Haque, Ms. Darby, Mr. Hall and Amanda did an excellent job coordinating events and fundraisers and there were no resident complaints. A POA Board Member agreed that there were no complaints but certain residents have questioned the appropriateness and the legal aspect. It would be beneficial and appropriate to do joint POA/CDD events so that the community can see the two entities working together as

one. Mr. Castillo stated that the CDD was open to working as a team. A resident stated that, prior to hiring Wrathell, Hunt and Associates, LLC (WHA), as the District Manager, an attorney from District Counsel's firm informed the POA that it could not have events unless they were educational. Mr. Babbar stated it might have been a miscommunication but he would review the records. Section 190.012 asserts the powers of the District and talks about recreational and educational aspects of CDDs. Several neighboring communities do community-wide events; it involves the assessments so the question is whether there is benefit and is it equally available to all residents. Discussion ensued regarding an events committee, luau events, barcodes and boat registrations.

**EIGHTH ORDER OF BUSINESS****Upcoming Meeting Dates:****▪ CDD: April 19, 2018 at 6:00 P.M.**

The next CDD meeting will be held on Thursday, April 19, 2018 at 6:00 p.m.

**▪ POA: April 4, 2018 at 7:00 P.M.**

The next POA meeting will be held on Wednesday, April 4, 2018 at 7:00 p.m. A Town Hall Meeting will be held at 6:30 p.m. In response to Mr. Castillo's question, the POA meeting is agenda-specific and the Town Hall is an open forum to discuss any topic or concern that residents may have.

**NINTH ORDER OF BUSINESS****Other Business**

Mr. Reddy noted growing concerns regarding the roadways from residents who commented that the  $\frac{1}{3}$ <sup>rd</sup> mile, which was completed with insurance funds, looked great but wanted to know when the remainder of the streets would be completed. He suggested circulating a survey asking residents if they were willing to pay a one-time fee/assessment, of \$500 to \$1,000, to finish the streets and beautify the community. Mr. Castillo would take that under advisement and listed the following action items:

- Mr. Forbes is to submit the FPH, TPD and Envera reports to the POA.
- The POA will develop guidelines for the speeding tickets prior to sending summonses to the residents for speeding violations.
- The CDD will circulate letters to homeowners regarding palm tree replacement.
- District Staff to obtain prices of trees, count the homes that do not have trees and forward those residents a letter, including three tree options. The letter should be circulated to the

Board for approval. Mr. Burman felt that the letter should be a joint CDD/POA communication.

- The POA to review the 20/20 plan.
  - Mr. Harding to submit a list of vendors to reduce internet and website costs
- Discussion ensued regarding the roadway paver costs, funding sources and budgeting.

**TENTH ORDER OF BUSINESS**

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

Mr. Carpenter stated that there was a lot of misinformation in the new resident packet. Ms. Darby stated that it will be updated.

Mr. Harry Ramphal, a resident, asked why the POA fees went up from \$100 to \$218 and commented that it was nice to see the two Boards come together.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being no Supervisor' requests, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 8:15 p.m.

**SIGNATURES APPEAR ON THE FOLLOWING PAGE]**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair