

Forum Name: CDD Board Forum 1/30 - 2/13/2018

Date: All

Participants: sheila Haque, Levent Kara, David Burman, Wendy Darby, Carlos Guzman

Topic Title : Reserve Study (Author : sheila Haque, Replies : 2)	
Author	Message
<p>sheila Haque Thu Feb 08, 2018 6:01 pm</p>	<p>Hi all!</p> <p>During the last meeting I had brought up strategic planning for the community and during that time learned that CLI had previously completed a reserve study. I contacted the company that completed the study and learned that we had 2 completed so far- the last one in 2012. To update the reserve study, including the pool, would cost between \$4,000 and \$4,500.</p> <p>During the last meeting we also discussed having estimates and/or inspections of the Beach Club roof as well as the guard houses. I spoke with John and he met with a few roofers and the information he was provided was all over the place and it seemed the next step would be to have an engineer come out and inspect each building at cost of approx. \$3k</p> <p>After reviewing the info that was sent over by Reserve Advisors it seems that their engineers would be going through the whole property-- inspecting all buildings (roof included). It seems that paying for the updated reserve study would not only help us plan for the future but would help us address the roof as well. I am pasting the email from Reserve Advisors as well as the attachments they sent me.</p> <p>"Thank you for your call regarding an update for Cory Lakes CDD. Our 2012 Reserve Study included a fee to do an update with full site visit and condition assessment in 2014 for \$3,500 but in consideration of the new pool and additional time that has passed, the fee for an update in 2018 would likely be about \$4,000 to \$4,500. Per your request, I've attached a little information about our firm. This is a good time to update your study as a lot has changed since 2012. Variables that can affect the Reserve Funding Plan include: Deferred or accelerated capital projects based on Board discretion Changes in the interest rates on reserve investments Changes in the local construction inflation rate Additions and deletions to the Reserve Component Inventory The presence or absence of maintenance programs Unusually mild or extreme weather conditions Technological advancements Periodic updates are necessary to incorporate these changes and fulfill the Board's fiduciary responsibility to budget adequate Reserves. On behalf of our team of engineers, we look forward to the opportunity to continue to work with you and would be happy to discuss the original study, 2012 update or answer any questions you or the Board may have at any time."</p>
<p>Levent Kara Thu Feb 08, 2018 9:00 pm</p>	<p>Hi, Looking at the attachments Ms. Haque posted, I think an approach in this direction may make a lot of difference for the community, saving us time, effort, and money, and more importantly providing a confidence in the future of our neighborhood.</p> <p>I, as a resident, fully support any initiative in this direction.</p> <p>"Reason Number ... 10) Fulfills the Board's fiduciary responsibility. 9) Provides a master plan for long term thinking and best management practices. 8) Eliminates potential homeowner claims of mismanagement. 7) Saves boards and committees countless hours and meetings each year. 6) Keeps the reserve funding goals on track and minimizes deferred maintenance.</p>

	<p>5) Minimizes the fear of special assessments. 4) It's equitable as current and future homeowners pay their fair share for future replacements. 3) Preserves the market value of homeowners' investment with maximum curb appeal. 2) Makes personal planning easy for homeowners A Reserve Advisors reserve study recommends reasonable yet sufficient funding on a consistent basis from year to year. And the Number 1 reason to have a Reserve Study save more money than the reserve study costs."</p> <p>Thanks,</p> <p>Levent Kara</p>
<p>David Burman Fri Feb 09, 2018 5:21 pm</p>	<p>This is just one of the 2 studies that were done in and for CLI. The other by WOOD MGT. (both available from John Hall) is a detailed growth plan for our CLI. I suggest all Supervisors review both documents before our next CDD Board meeting. It is vital for our discussion on what to finance and what to follow up with. Unfortunately previous boards decided not to get the updates each year. However, there is great information in the two reports.</p> <p>David</p>

Topic Title : MISCELLANEOUS TOPIC (Author : Wendy Darby, Replies : 8)	
Author	Message
<p>Wendy Darby Tue Jan 30, 2018 10:02 am</p>	<p>This topic is open for suggested new Topic subjects by non-Supervisors. Only supervisors can create/start a new topic. This topic is designed so residents can post a question (or comment) to the CDD Board members. The NEW topic will be created separate from the Miscellaneous topic for ease of reply and viewing.</p> <p>In order to get started, press QUOTE (right corner from the Author) to the Topic and type either the question or comment to the CDD Board.</p> <p>Please call the Beach Club (813) 986-1031 for any questions or assistance.</p>
<p>Levent Kara Thu Feb 08, 2018 9:42 pm</p>	<p>Hi,</p> <p>I have a small request. Any document posted on the CDD website used to open, very conveniently, in the browser for viewing. This has been very recently, a few days ago actually, changed. Now you have to save / download the file to view it.</p> <p>Can we please go back to the previous and more convenient version, where the documents open in the browser, and you don't need to save / download the file?</p> <p>Thanks, Levent</p>
<p>Wendy Darby Fri Feb 09, 2018 11:32 am</p>	<p>Hi Levent,</p> <p>I checked with the contact person for the CDD website and confirmed that nothing has changed. Do you have a specific document or example? If possible, please email me directly at clibeachclub@corylakescdd.net with examples or screenshots of what you are encountering. Could it be settings on your internet browser (chrome, safari, internet explorer??)</p> <p>I use Chrome and when I went to the CDD website and clicked on the Agenda for the upcoming CDD Board meeting (Feb 15) it automatically downloaded the agenda, so I am leaning that it might be the browser or possibly the size of the document trying to view.</p>
<p>Levent Kara Fri Feb 09, 2018 12:22 pm</p>	<p>Thank you Wendy, I will follow up with Daphne Gilyard to resolve this.</p> <p>Levent</p>
<p>Levent Kara</p>	<p>Daphne Gilyard resolved the problem:</p>

Fri Feb 09, 2018 6:26 pm

"The glitch on the website has been repaired."

Thanks,
Levent

Levent Kara

Sat Feb 10, 2018 11:54 pm

Hi all,

I was at the January meeting, I do not recall such an extensive rewording of the December meeting minutes when it was discussed and approved with changes. I would like to know which member dictated the following edit, possibly after the meeting. This was not done during the meeting.

I also find the changes highly alerting given we are up for a new survey. Please compare what is changed here to the respective lines at December meeting minutes, presented to the Board for approval in January meeting agenda, lines 159 through 189:

Thanks,

195 Lines 159 through 189: Insert

196 "Mr. Burman stated one of your comments was that my wife is on the
197 survey committee. She is not and never has been on the survey committee. My
198 wife is a member of a survey committee of the POA and is not a member of the
199 CDD. My wife took that position back in 2015, prior to me joining the CDD
200 Board and she took it because nobody else in the community wanted to step up
201 and I twisted her arm to take the job as I was the POA Chair at that time. Her
202 survey has nothing to do with what the CDD is currently doing. Her survey
deals

203 with the existing covenants of the POA and what changes this community
would

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204 want to make in the existing covenants of our community; that will be an
205 electronic voting conducted by a private institution that the POA has hired, and
206 that will probably take place in either January or February but she has nothing
to

207 do with the decisions and the discussions we are having here at the CDD.

208 Dr. A. Cyril Spiro, a resident, stated, "Let me just say one quick thing
209 about facts. After that meeting... so what happened at the meeting is that David
210 said that his wife was the Chair of the POA committee that is managing the
211 survey for a committee that's figuring out how to change the rules, the
covenants,

212 that's what he said to me. Carlos, what you took out of that meeting and what
you

213 put on social media is that my wife is in charge of the CDD survey process and
214 that she's the one distributing it and I'm creating it and that we are...

215 Mr. Guzman apologized for the error.

216 Dr. Spiro stated, "Everybody makes mistakes, I'm just talking about facts
217 here, so he said that and then it became my wife then I corrected that and then
it

218 became his wife who is involved with this survey and, it's again, completely
219 wrong, so I don't know what mechanism you're using to filter the information
220 that you're hearing. What I recommend is that you double check it before you
221 start accusing people of doing things.

222 Mr. Burman stated that his wife was a POA Committee Member and had
223 nothing to do with CDD Board decisions and discussions. The survey she was
224 involved with dealt with the existing POA Covenants and changes this
225 community would want in the existing Covenants. The voting would be
226 electronic and conducted by a private institution hired by the POA and would
227 occur in January or February.

228 Dr. Spiro took issue with Mr. Guzman falsely posting, on social media,
229 that Mrs. Spiro was in charge of the CDD survey and handled distribution and

230 when corrected, Mr. Guzman then posted that Mrs. Burman was the party
231 involved with the CDD survey, which is completely wrong. He recommended
232 that Mr. Guzman verify the facts before making false accusations.”

Levent Kara

Sun Feb 11, 2018 12:00 am

....
159 Mr. Burman stated that his wife was a POA Committee Member and had
nothing to do
160 with CDD Board decisions and discussions. The survey she was involved with
dealt with the
161 existing POA Covenants and changes this community would want in the
existing Covenants.
162 The voting would be electronic and conducted by a private institution hired by
the POA and
163 would occur in January or February.
164 Dr. A. Cyril Spiro, a resident, supported the independent survey, per Mr.
Ramphal's
165 suggestion, and felt that it would be a huge win if the Board hired professionals
and paid them to
166 conduct the survey because the process would be institutionalized. It was
important that
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167 residents had a say in the decisions of the Board, which was what propelled
him to volunteer to
168 conduct surveys and felt that his efforts paid off as the community has
improved in the past few
169 years. The majority of the community would like to expand the gym and the
way that the survey
170 was phrased this year, in regard to the new gym and the land, did not account
for the possibility
171 that some people wanted to pay \$1.2 million but not sell the land. The
comments posted on
172 social media regarding the gym, the land sale and Board Members were largely
false, leaving
173 innocent people to defend themselves and others wondering who was being
truthful, which was
174 wrong, and residents must know the facts prior to making accusations.
175 Mr. Ramphal stated that he made conclusions after meeting with Mr. Shah, on
Monday,
176 regarding the land sale and would prefer to pay \$700 towards a new gym rather
than sell the
177 land, which he felt was the consensus of most residents. Discussion ensued
regarding the survey,
178 facts and information on social media. Mr. Burman stated that the Survey
Committee was set
179 up, formally, on November 17, 2012.
180 Dr. Amrit Patel, a resident, presented photographs and expressed concern
about the
181 bumpy road conditions. Discussion ensued regarding the road conditions, truck
traffic, installing
182 speed bumps, road settling and destruction of pavers.
183 In response to a resident's question, Mr. Castillo confirmed that the public's
comments
184 would be in the minutes and urged residents to submit their names prior to
making comments.
185 Mr. Scott Walley, a resident, stated that he was opposed to building a gym with
funds
186 from the sale of the land and that many residents were at an age where they do
not frequent the
187 gym; some seniors would not participate or utilize a gym. Since he was a
caregiver to his 100-
188 year old mother, he seldom accessed his emails and requested all CDD
correspondence be

	<p>189 mailed to him. In response Mr. Castillo's question, Mr. Walley participated in two of the</p>
<p>Carlos Guzman Sun Feb 11, 2018 4:43 am</p>	<p>"228 Dr. Spiro took issue with Mr. Guzman falsely posting, on social media,"</p> <p>I would like to have line 228 corrected to read that my statement was posted here on the Sunshine Board and not on "social media".</p> <p>*****</p> <p>228 Dr. Spiro took issue with Mr. Guzman falsely posting, on social media, "229 that Mrs. Spiro was in charge of the CDD survey and handled distribution and 230 when corrected, Mr. Guzman then posted that Mrs. Burman was the party 231 involved with the CDD survey, which is completely wrong. He recommended 232 that Mr. Guzman verify the facts before making false accusations."</p> <p>I am requesting that the CDD board have the courtesy and respect to contact a homeowner if you're going to revise or post disparaging comments about that homeowner so that he/she may have the opportunity to defend themselves and/or correct you.</p> <p>The fact is that I was led to believe that David Burman's wife was involved in the survey by none other than Cyril Spiro himself. I have come to learn that Cyril has a longstanding issue with David so it's no surprise that the statements below were posted on the Sunshine Board December 11, 2017 by Cyril Spiro:</p> <p>"Carlos, Your recollection of my wife being involved in the surveys is pure fiction. She has never been and never will ever be involved in surveys</p> <p>You are confusing me with David. His wife is in charge of the POA rules committee and he also discussed surveys being handled by the POA.</p> <p>The error is so gross it's laughable! 😂"</p> <p>as well as,</p> <p>"I agree that it is not good practice for a CDD Board Member's wife to be in charge of a POA committee. David said she is in that role because no one else wanted it. So, as soon as someone else wants it, then she should step down."</p> <p>*****</p> <p>Additionally, if you feel it necessary to refer to anyone as "Dr." outside of their individual work environment, feel free to also refer to me as "Dr.". I have actually always found it to be quite pompous.</p> <p>In summary, I ask that the CDD board retract their revisions or include my statements in the revision. I ask this in response, since you have found it necessary to submit your revisions.</p> <p>Thank you</p>
<p>Carlos Guzman Wed Feb 14, 2018 4:10 am</p>	<p>To CDD board members: Both lines 213 and 228 need to be corrected. What Cyril Spiro has stated is completely false. Nothing of what Cyril refers to was posted on any social media, that is unless the Sunshine Board is now considered social media. Using Mr. Spiro's own words, "the error is so gross it's laughable!"</p> <p>And since the adding of items post publishing of board meeting minutes appears to be the new norm, I'm requesting the addition of my response following line 232, and if not there, in the minutes for the month of February as a addendum response to December's meeting.</p> <p>Per Carlos Guzman:</p>

Mr. Cyril Spiro states "I don't know what mechanism you're using to filter the information that you're hearing. What I recommend is that you double check it before you start accusing people of doing things". And "He recommended that Mr. Guzman verify the facts before making false accusations."

The fact is that I was led to believe that David's wife was involved in the survey by none other than Cyril Spiro himself, from Mr. Spiro's posts on the Sunshine Board, December 11, 2017. I came to learn that Mr. Spiro has a longstanding issue with David. So it was of no surprise that I was misled to believe that David's wife was doing something improper by Mr. Spiro's posts, where he even suggested that she should step down.