

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on March 21, 2019 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
Bob Woodards	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Vivek Babar	District Counsel
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator's Assistant
John Hall	Facilities Manager
Brett Perez	General Manager, Yellowstone Landscaping
Brian Mahar	Branch Manager, Yellowstone Landscaping
John Sigona	Client Manager, Allied Universal
Carlos Guzman	Resident
Cyril Spiro	Resident
Parag Shah	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 Woodards were present, in person. Supervisor Haque was not present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Castillo thanked everyone in attendance and commented that recent postings on the Sunshine Board mirror postings on Nextdoor, with a lot of disparaging comments, non-

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

factual, toxic information and insults. The Sunshine Board platform was intended as a communication vehicle for the community and he would appreciate it if users regarded it as such. He invited those with grievances against a Board Member or anyone in the community to present them at the Board meetings or address issues face-to-face, instead of on the Sunshine Board. The CDD Board has made considerable progress in its efforts to advance the community and has no hidden agenda.

THIRD ORDER OF BUSINESS

Other Supervisors' Opening Comments

Mr. Shah stated that the Sunshine Board is a workshop platform for CDD Supervisors that should not be used for personal attacks or to revive past issues and accusations.

FOURTH ORDER OF BUSINESS

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

Mr. Cyril Spiro, a resident, noted that a recent posting on Nextdoor indicated that he led the Board in the wrong direction by “wasting \$50,000 on strategic planning”. He wished to set the record straight and provided a brief history of the strategic planning, clarified that it has nothing to do with reserves for infrastructure and he had nothing to do with its elimination. He felt that the strategic planning was not a good use of money because the report produced was no different than what the District had done independently by surveying residents about what they wanted and the conclusion of the report resulted in an additional \$300,000 cost to the District for the tennis courts and the playground area. It seemed that the people in the Strategic Planning Committee had a specific agenda of what they wanted done in the community and have used the Committee as a forum for getting what they wanted; therefore, he cautioned the Board about forming committees and stated that the Board should understand that committees are often used by individuals who have a personal agenda and want to use it as a form of official recognition to get certain projects approved. He defended his record, as a former Board Chair, and stated that, by the end of his Chairmanship, the reserves were over \$700,000, contrary to a Board Member’s comment about his tenure on the Board.

Mr. Burman concurred with Mr. Spiro and stated that the reserve study and the long range planning were started in 2007 by the Board that was controlled by the Developer. If anyone was interested, those studies were available at Mr. Hall’s office. He elaborated on the scheduling conflict that forced the Tax Collector to cancel his appearance at tonight’s meeting and that he would be appear at the April meeting. He spoke about fraudulent social security calls circulating stating that checks would stop being distributed.

Mr. Parag Shah, a resident, stated that an individual on the Sunshine Board and other social platforms spreads conspiracies and recently declared that the CDD Board is partnering with and considering engaging KHP Homes to build a gym. He asked each Board Member to state their involvement with the Developer, on the record. The District Manager and every Board Member present voiced that they have no involvement with KHP Homes. Mr. Shah hoped that the renunciations would end the conspiracy claims and reiterated that the Board has no involvement with KHP.

Mr. Carlos Guzman, a resident, voiced his opinion that residents with issues should be able to express their complaints on social media and not be criticized for doing so and asked the Board to clarify its objections. Mr. Castillo stated, for the record, that the Board would prefer it if residents voiced their opinions and concerns in person or at meetings, instead of spreading toxic information and insults on the Sunshine Board. Additionally, no projects are undertaken unless voted on and approved by a majority of the Board, at a meeting. Discussion ensued regarding race relations, segregating the community, KHP Developers and past gym survey results. Mr. Guzman asked the Board to respect homeowners’ views and not to betray them. Mr. Castillo stated that the gym will be discussed later in the meeting.

FIFTH ORDER OF BUSINESS

Presentation: Doug Belden, Hillsborough County Tax Collector

This item was deferred to a future meeting.

SIXTH ORDER OF BUSINESS

Presentation/Discussion: Yellowstone Landscaping

Mr. Brett Perez, of Yellowstone Landscaping (Yellowstone), discussed the current contract and highlighted the following items:

- As a business, Yellowstone was not achieving its desired profitability goals in the community and was considering amending the contract, with an increase to the service costs.
- Labor rates have changed in recent years.
- In 2018, Yellowstone budgeted 5,700 hours to maintain the property but spent 7,750 hours on site; the company under-budgeted by 2,500 hours.
- Yellowstone was willing to negotiate, would not want the District to go out to bid again and welcomed a discussion on the proposed increase.

Mr. Castillo asked if the difference in the actual versus budgeted service hours was because there was a lot more work than anticipated. Mr. Perez stated that some was due to more work than anticipated and some was because the District has a lot of landscape; however, Yellowstone was confident that the community could continue being maintained by the current staff, to the desired appearance that the CDD expects. Mr. Castillo voiced his opinion that the service levels were subpar and Mr. Hall must constantly point out neglected areas to crews; therefore, he was against an increase in Yellowstone's fees unless there was a marked improvement in the level of service. Discussion ensued regarding LAF Committee complaints, a Landscape Activities plan, crew productivity, weeds, fertilization, sod and pest control. Mr. Castillo suggested that Mr. Perez perform a site inspection with members of the LAF Committee and Mr. Hall. The matter would be discussed further, later in the meeting, and Mr. Adams or Mr. Hall would follow up with Yellowstone about the Board's feedback.

Mr. Perez left the meeting.

Discussion ensued regarding the lack of quarterly inspection reports and current communication issues between Yellowstone, Mr. Hall and the LAF Committee. Mr. Castillo suggested compiling written communication with Yellowstone, such as emails and photos, to maintain records and monitor progress, or the lack thereof, and inviting Yellowstone's Managers to Board and LAF Meetings. Mr. Hall would copy Mr. Adams on all transmitted documents.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Rate Increase Request from Allied Universal Security Services

Mr. John Sigona, of Allied Universal Security Services (Allied), presented rate increase request and highlighted the following items:

- Previously, the increase was 2% to the end of September and an additional 3% for another term after that.
- Unemployment numbers have decreased to 3.4% and it was harder to find qualified candidates. Allied was working to ensure that the CDD had almost no turnover and was comfortable with the current officers; the rate increase would go directly to the officers.
- The Administrative markup would remain unchanged and the 2%, at the start, would go directly to the officers and the 3%, after that, would go directly to them as well.

Mr. Castillo asked Mr. Sigona to email the information to District Management. In response to a question, Mr. Sigona confirmed that the current blended rate was \$1,461 and the proposed rate was \$1,490, which was the 2% increase. Discussion ensued regarding the level of service, current hourly rates for officers at nearby communities, turnover, bonuses and guard retention. Mr. Castillo asked Mr. Sigona to email successful staff retention plans in other communities to Mr. Hall.

EIGHTH ORDER OF BUSINESS

Discussion: Gym Expansion

In response to a question, Mr. Shah recalled that the gym expansion idea was brought up by Ms. Haque, based on feedback that the LAF Committee received from residents, such as that the current gym is too small, the community has outgrown it and the Board should consider upgrading it. Mr. Castillo stated that there were several options but all were costly.

The Board and Staff discussed structural limitations to expanding the gym, the foundation, amount of square footage needed, obtaining sketches, removing the restrooms and the amount of gym equipment that could fit in 200 square feet. Mr. Woodards cautioned against taking on the expense if the gym would not be large enough to accommodate 1,000 families and asked Mr. Adams to present an estimate of the number of square feet needed to

accommodate a community of 1,000 families. Mr. Shah suggested contacting an engineering or architectural company to increase the footprint of the existing building and questioned whether a new parking lot should be constructed. Discussion ensued regarding the retention pond, tennis courts and current amenities in Cory Lakes Isles (CLI) versus those in neighboring communities.

NINTH ORDER OF BUSINESS

Update: Communication with Republic Services Regarding Recent Leaks

Mr. Babar stated that he received a response from Mr. Hart, who represents Republic Services (RS) and highlighted the following items:

- RS presented a counteroffer of \$150,000 with no performance bond.
- There were 134 reports of oil spills in the County records.
- The County has no intention of penalizing subcontractors and a lot goes unreported.
- Per County records, no other CDDs, HOAs or private groups have taken the steps to sue RS; this is probably because the roadways in CLI are pavers, which are unique.

The Board and Staff discussed whether to accept the counteroffer of \$150,000, future spills by RS, transforming the pavers into asphalt as an option, sealing and sanding the pavers, filing a mediation complaint, the advantages and disadvantages of pursuing litigation and formulating a not-to-exceed amount for consultation.

On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, authorizing District Counsel to source a litigation expert to review the potential case against Republic Services, in a not-to-exceed amount of \$2,000, and present a report at the next meeting, was approved.

The meeting recessed at 8:15 p.m.

The meeting reconvened at 8:25 p.m.

Mr. Castillo asked for a review of Staff Directives regarding the gym expansion. Mr. Adams summarized, determining what size gym might be proper for a community of 1,000

families and then developing a plan, based on the standard, which would be the starting point prior to engaging an engineer, etc.

TENTH ORDER OF BUSINESS

Committee Reports

A. Security

There being no report, the next item followed.

Mr. Burman asked if state troopers were being used more successfully than the Tampa Police Department (TPD).

B. Landscape Aquascape Facilities

Mr. Shah stated that the minutes and comments were submitted.

In response to Mr. Shah’s question, Mr. Hall confirmed that low-voltage landscape lighting would be installed at the pool and Beach Club.

C. Spirit Committee

There being no report, the next item followed.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: February 21, 2019

i. Summary of Motions

Change “Mission Paraphal” to “Busiyant Purosit”

ii. Staff Directives

No changes were made.

iii. Regular Meeting

The following changes were made:

Line 27: Change “Mission Paraphal” to “Dusiyant Purohit”

Line 203: Change “meeting the Tax Collector, the County Commission and extending” to “meeting with the Tax Collector. Contact County Commissioner Hagen to widen Morris Bridge Road to extend”

Line 255: Change “Etsy” to “Patsy”

Line 256: Change “Badardi, as an attorney” to “Badawi is their attorney”

Line 260: Change “CDD” to “POA”

For the record, Mr. Castillo clarified that he did not call anybody out by name, as noted in Lines 338 through 340, when he commented that a few members have lawsuits against the POA Board.

Mr. Burman felt that the minutes should have included the reason why he opposed the Holiday Lighting Proposal for landscape lighting.

Lines 328 and 329: Insert "Mr. Burman stated he was not for the decorative lighting proposal because he was not sure whether or not the residents in Arbor Green or Capri Isle would be happy with lights shining into their homes and, even though he was told they would not, he was not convinced."

B. LAF Committee

i. **February 14, 2019**

ii. **March 7, 2019**

C. Sunshine Board Online Workshop: March 5, 2019 to March 19, 2019 (to be provided under separate cover)

D. Other

On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the February 21, 2019 Board of Supervisors Summary of Motions, as amended, Staff Directives, as presented, and Regular Meeting Minutes, as amended and with edits noted, the February 14 and March 7, 2019 LAF Committee Meeting Minutes and the March 5, 2019 to March 19, 2019 Sunshine Board Online Workshop, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2019

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2019. Assessment revenue collections were at 92%. Mr. Shah asked about the reserves. Mr. Adams stated that the reserves were a combination of the designated and undesignated fund balances, on Page 4. In response to Mr. Castillo's question regarding the District's emergency fund, Mr. Adams stated it was the "Unassigned" amount of \$435,313, on Page 4. Discussion

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

Mr. Hall stated that the District Engineer had not received a response from the County Engineers regarding the request to extend the turn lane on Morris Bridge Road. Mr. Shah suggested contacting Commissioner Hagen's office.

B. Office Administrator: *Wendy Darby*

Ms. Darby presented the March 21, 2019 Office Administrator & Events, Graphics & Community Relations Monthly Report. She highlighted the following items:

- The New Resident Mixer was scheduled for April 17 and the POA would participate. Upcoming events, new residents, signs and Beach Club rentals were discussed.

C. Facilities Manager: *John Hall*

Mr. Hall presented the March 2019 Facilities Manager Activity Report and highlighted the following items:

- The TVs in the gym are operational.
- TECO would commence installing nine light poles at the end of the month.
- Upgrading the playground with replacement landings, steppers and new equipment would cost \$7,000.

The Board and Staff discussed the gym equipment, playground and Yellowstone service issues and potentially changing landscape contractors. In response to Mr. Castillo's question, Mr. Hall stated that the realty signs at the Morris Bridge Road entrance were from Mr. Cory Thomason and they are on his property.

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

- **NEXT MEETING DATE: April 18, 2019 at 6:00 P.M.**

The next meeting will be held on April 18, 2019 at 6:00 p.m.

FOURTEENTH ORDER OF BUSINESS**Other Business**

Regarding the kitchen equipment, Mr. Castillo stated that he may have an interested buyer. Mr. Adams stated that the prospective buyer could make an offer; the District already went through the surplus bidding process. Mr. Hall stated a propane grill and stove were

included. Discussion ensued regarding potential buyers, disposing of the items and a bidding process. The Board and Staff discussed the Sunshine Board, necessity for a Strategic Planning Committee, Security and LAF Committees and traffic lights. Per Mr. Castillo, Mr. Adams should include the Strategic Planning Committee, from the Sunshine Board, as a discussion item on the April Agenda and invite Mr. Perez to the next Board and LAF meetings.

On MOTION by Mr. Castillo and seconded by Mr. Woodards, with all in favor, authorizing Staff to proceed with the bidding process if Yellowstone Landscaping is unwilling to honor the terms and conditions of the current contract, was approved.

Mr. Castillo commented that, for the most part, Allied was doing a decent job and Mr. Sigona agreed to submit ideas of how Allied compensates security guards at a neighboring communities. Mr. Adams suggested approving the proposed 2% increase, followed by an additional 3% rate increase. The budget impact for the remainder this year would be \$3,200, with the 2% increase, and the 3% increase next year would be \$7,760.48.

On MOTION by Mr. Woodards and seconded by Mr. Castillo, with all in favor, Allied Universal’s proposal to increase rates \$3,200 for the current year and \$7,760.48 for the following year, were approved.

FIFTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Guzman asked about the security guards granting access to Airbnb guests. Mr. Adams stated that, as the roads within the community are public roads and were financed with tax-exempt funds, the CDD cannot decline entry to Airbnb guests. Discussion ensued.

SIXTEENTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Shah requested that Staff schedule a joint meeting with the new POA Board. Mr. Adams would schedule a meeting in May. He stated that the CDD’s sewer might be overhauled by the City of Tampa because it is too small for the number of residents living in the area; the

City would restore the asphalt but if the District wanted pavers, the District must pay the difference. Discussion ensued and the project would be monitored.

SEVENTEENTH ORDER OF BUSINESS


Adjournment

There being no further business to discuss, the meeting adjourned at 10:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair