

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on May 16, 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
Sheila Haque	Assistant Secretary
David Burman	Assistant Secretary
Bob Woodards	Assistant Secretary

Also present were:

Chuck Adams	District Manager
John Hall	Facilities Manager
Wendy Darby	Office Administrator
Amanda Schewe	Office Administrator's Assistant
A. J. Forbes	Resident, Security Committee Member
Sheryl Springer	Resident, Security Committee Member
Harry Ramphal	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:00 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

There being no Chairman's opening remarks, the next item followed.

THIRD ORDER OF BUSINESS

Other Supervisors' Opening Comments

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

Mr. Woodards stated that roof repairs on a home that had a blue tarp on it for a long while were underway and the large piles of trash in the garage would be hauled away in the coming week. Mr. Castillo thanked Mr. Woodards for helping to resolve the matter.

FOURTH ORDER OF BUSINESS

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

Mr. Harry Ramphal, a resident, stated that he overheard complaints about Capri residents using the pool and gym, which he thought was wrong because Capri residents pay the same taxes, fees and dues as everyone else and should have every right to use the amenities, without being marginalized, gossiped about or treated like second-class citizens in Cory Lake Isles (CLI). He noted the “Long Term Strategic Planning” agenda item and cautioned against its approval and implementation, as he was skeptical and he is more knowledgeable about strategy than most residents and CLI does not need more bureaucracy, as it has enough. He felt that a Strategic Planning Committee (SPC) was a bad idea and that government should not delegate its financial responsibilities because, oftentimes, committee members have an agenda and tend to mismanage community funds. He stated that the current Board is doing an excellent job of managing the community and is not wasteful. He questioned what would happen to the SPC when the current Board changes and the bonds mature. He thanked Ms. Sheryl Springer and Mr. Forbes for organizing the Diversity Walk, which was a success, as the community tends to be too polarized, boxed-in, closed-in etc.

FIFTH ORDER OF BUSINESS

Update: Communication with Republic Services Regarding Recent Leaks

Mr. Adams stated Mr. Hall was still working on obtaining the third proposal that was needed; the company that he previously used backed out. Mr. Hall confirmed that a familiar company backed out but another contractor was found and subsequently prepared a proposal; however, they were awaiting certificates regarding the process that would be used on the pavers. The proposal would be forwarded tonight or tomorrow. Mr. Adams stated that, once Staff receives the proposal, it would be forwarded directly to District Counsel and the Special

Litigator. Of the first two proposals, one was in the \$560,000 range and the other was approximately \$370,000; the pending proposal should be in that same range.

SIXTH ORDER OF BUSINESS

Continued Discussion: Long Term Strategic Planning

Mr. Castillo recalled that the SPC evolved from a conversation about how the Board should focus and plan on improving the roads, which was why he asked Mr. Adams to include this item on the agenda. Although the roadways were patched over the past few years, they are worsening and would reach a point where the Board must take proactive measures and develop a plan of action, consider cost and determine what would be the viable solution for CLI to take, as a community. Mr. Adams stated that he obtained a copy of the planning document that was prepared in 2010 or 2012 and forwarded it to the Board, along with other related documents for review prior to the meeting to facilitate discussion of the condition of the roads, the age of the Clubhouse roof, etc. The Board discussed the necessity of implementing an SPC in relation to the roads, the reserve study and an underutilized tennis court recommended by the previous SPC. Mr. Shah felt that the problem with forming such a committee was that it would become irrelevant as soon as a newly-elected Board is installed and, most likely, such a committee would have its own "to-do" list and would tell the elected officials what needs to be done. Mr. Castillo stated that he was not too keen about forming an SPC, as he is for less government; he asked if anything stood out in the reserve study that the Board should consider. Ms. Haque stated the current Board has not addressed the future of the concrete structures but an SPC would because a committee member would, on a continuous basis, walk through the community, examine the structures and report on which need to be improved; whereas, Board Members could not because it takes hours to consider such things and Board Members are not allowed to meet outside of CDD meetings. Mr. Shah pointed out that Mr. Hall was currently doing what Ms. Haque described and reports his findings to the Board. Mr. Castillo suggested contacting the District Engineer for advice on this topic. The Board and Staff conferred about the life expectancy of certain structures, long-term expenses, raising funds, increasing assessments, replenishing reserves, having a finance plan for reinvestment and

documenting the data in an excel spreadsheet. Mr. Adams proposed that, for the next meeting, Staff could prepare a draft spreadsheet with all the District's structures. The goal was to set up a long-term plan to identify what needs to be changed, within a 20-year window, and spread them out. In response to Mr. Shah's question, Mr. Adams stated that he, along with Mr. Hall and the District Engineer, would prepare the spreadsheet instead of engaging an outside company. Mr. Hall was asked to begin obtaining rough estimates of the road repair/improvement costs. In response to Mr. Castillo's question, Mr. Adams stated that, although he wanted to include the roads in the spreadsheet, he could not but the spreadsheet would include the operation and maintenance (O&M) assessment and other costs. The roads would require a long-term bond and he would provide a rough estimate of what that means per door-front. Mr. Shah asked if the spreadsheet would address the gym expansion. Mr. Adams stated that the gym expansion would be a capital improvement item, which would be paid for by a special assessment. Discussion ensued.

SEVENTH ORDER OF BUSINESS

**Discussion: Community Development
District Towing Policy Memo from Counsel**

Mr. Castillo stated the District Counsel's memo seemed, essentially, exactly like a Board discussion from three or four years ago. Mr. Adams stated that the District's current towing policy was essentially related to overnight parking on the street in unauthorized areas, with signage that states those parking spots are unauthorized for overnight parking but then it stops and refers to the Covenants, Conditions and Restrictions (CC&Rs). He proposed drafting a towing policy with Mr. Hall and circulating it for approval at the next meeting. Mr. Shah stated that the CDD has the current signage at the entrance with the name of the towing company and the phone number. As to whether the sign was outdated and must be refreshed, Mr. Hall would find out if the same towing company would be engaged. Mr. Castillo asked if the policy would apply for the common areas, such as the Clubhouse and Capri spots. Mr. Adams stated that those spots are controlled by the CDD and do not pertain to anything that may be under the control or purview of the POA; the POA could refer to its own CC&Rs for its towing policy.

Discussion ensued regarding the CC&Rs, the POA, common areas, parking enforcement and the road right-of-ways (ROW).

EIGHTH ORDER OF BUSINESS

Committee Reports

A. Security

Mr. Forbes stated that the Committee’s three recommendations were to engage a towing service company to remove unauthorized vehicles, purchase a new speed camera/radar system for the Beach Club and start engaging the community regarding the underground sewage system. Discussion ensued regarding the rover, Tampa Police Department (TPD), speeding enforcement by the POA, Envera, acquiring additional speed cameras and the cost and areas that need them the most, the Diversity Walk event, heightened tensions in the community and fraudulent Nextdoor accounts. Mr. Castillo stated that communication was the best way to unite the community and eliminate social media backlash. He suggested obtaining a proposal for one additional camera for a location that makes the most sense and using reserve funds to purchase it. Mr. Burman asked Staff to post Page 2 of the Security Committee Minutes in the Islander to alert the community of the number of speeding citations issued by the TPD and State Troopers. Mr. Hall was asked to secure a proposal for a speeding camera.

B. Landscape Aquascape Facilities

Ms. Haque stated that the Committee made recommendations for increases in the 2020 budget. Mr. Shah questioned the \$20,000 increase in “facilities maintenance.” Mr. Hall stated that the committee considered basic expenditures that may be necessary in the next fiscal year. Mr. Adams stated, generally, Management takes the suggestions and examines them line-by-line as the budget is finalized. Discussion ensued regarding community events.

C. Spirit Committee

There being no report, the next item followed.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: April 18, 2019

i. Summary of Motions

Change "Paragh" to "Parag"

Delete "Rene Voucher"

Change "Kapir" to "Kapil"

ii. Staff Directives

iii. Regular Meeting

The following changes were made:

Line 33: Change "Paragh" to "Parag"

Line 34: Delete "Rene Voucher"

Lines 35 and throughout: Change "Kapir" to "Kapil"

Lines 65 and 66: Delete sentence

Line 142: Change "Mr. Small Steve" to "Mr. Steve Small"

Line 296: Change "Mr. Berman" to "Mr. Burman"

B. LAF Committee: May 2, 2019

C. Security Committee/Neighborhood Watch: May 6, 2019

D. Sunshine Board Online Workshop: April 29, 2019 to May 14, 2019 (to be provided under separate cover)

E. Other

On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the April 18, 2019 Board of Supervisors Staff Directives, as presented, the Summary of Motions and Regular Meeting Minutes, as amended, the May 2, 2019 LAF Committee Meeting Minutes, May 6, 2019 Security Committee/Neighborhood Watch Minutes and the April 29, 2019 to May 14, 2019 Sunshine Board Online Workshop Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2019-03 Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2019-03.

On MOTION by Mr. Burman and seconded by Mr. Woodards, Resolution 2019-03 Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 15, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2019

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2019. The financials were accepted.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

There being no report, the next item followed.

B. Office Administrator: *Wendy Darby*

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

- The next New Resident Mixer was tentatively set for July; Staff would check with the POA to finalize the date.
- The pool attendants that were newly-hired would be trained by May 31st.
- The “Night in the Islands” event was very successful.

In response to Mr. Castillo’s question, Ms. Darby stated, 99 to 104 individuals attended the Night in the Islands event; 99 tickets were sold. The Board and Staff discussed upcoming events, a noise complaint by a resident and the need for volunteers. In response to Mr. Castillo’s question, Ms. Darby stated that eight new Homeowners and one new renter moved into the community in May. Mr. Castillo suggested putting dates on the events so the Board knows when they will be held. Ms. Darby stated Administration would manage the Fishing

Tournament and the Veterans Day Car Show as the Spirit Committee has not met in the past few months.

C. Facilities Manager: *John Hall*

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

- The gym TV was working; the technician made two updates to the system.
- Coordination with Down to Earth (DTE) to facilitate the transition and overseeing the landscaping schedules was underway.

Discussion ensued regarding the number of crewmen, equipment, crab grass at Morris Bridge, fertilization and DTE's referrals. Mr. Hall was skeptical of the new landscapers' work ethic. Mr. Shah asked Staff to invite a DTE representative to the next meeting.

- TECO continued installing power for the new light poles.
- Low voltage lighting was being installed.
- Mr. Hall was still trying to secure a third proposal for the pavers.

Mr. Hall gave an update on his discussion with the County Engineer regarding the need for a turn lane on Morris Bridge, the playground, the gym floor and the pool area.

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

i. 1,822 Registered Voters in District as of April 15, 2019

There were 1,822 registered within the boundaries of the District as of April 15, 2019.

ii. NEXT MEETING DATE: June 20, 2019 at 6:00 P.M.

The next meeting will be held on June 20, 2019 at 6:00 p.m.

THIRTEENTH ORDER OF BUSINESS

Other Business

Mr. Burman stated that the Tax Collector wanted to attend a meeting during the summer months; based on the budget public hearing being in August, he would try for July. He voiced his disappointment that the POA could not take part in a joint Board Meeting and hoped that the POA could do so in the future. In response to Mr. Shah's question regarding a joint meeting, Mr. Ramphal stated that there would not be a meeting due to Mr. Burman's legal challenge of the 2019 election and for other reasons that cannot be discussed in this forum and

at the recommendation of POA Counsel. Mr. Castillo hoped the issues get resolved so the CDD and POA Boards could work together.

Supervisor Shah indicated that they could have a joint meeting if Mr. Burman felt it appropriate to excuse himself from that meeting.

FOURTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Ramphal provided the following update regarding the POA:

- The POA was in business; the new Board voted unanimously to engage an insurance carrier and secured insurance.
- A special assessment would be imposed.
- The CDD Board Members would be informed if assessments could decrease.
- Ms. Springer was appointed the CLI/POA Communication Liaison.
- 15 lawsuits were dropped and only one was active.

Mr. Shah commented that POA elections were challenged in 2018, as well, and nothing was achieved. Discussion ensued regarding the lawsuits and the impact on the community and attorney’s fees.

Mr. Forbes asked if it was legal for Mr. Corey Thomason to post signs near the Morris Bridge. Mr. Castillo stated that the Developer owns those properties and has the right to post signs on the land. As to why the CDD was maintaining the property, Mr. Castillo stated because, if the CDD does not maintain it, it would look unsightly. Mr. Hall stated that the area in question was maintained at a minimum; it is mowed but has no plantings or landscaping. Discussion ensued regarding the County watershed, the CDD’s stormwater, the fountain and Mr. Gene Thomason.

FIFTEENTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Shah stated that Mr. Hall, Ms. Darby and Ms. Schewe are all doing a great job.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 8:59 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair