

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on September 19, 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

**Also present were:**

Chuck Adams	District Manager
Phil Chang	District Engineer
John Hall	Facilities Manager
Scott Brady	Down to Earth Landscaping
Molly Schwartz	Tennis Instructor
Coach B.	Tennis Instructor
Harry Ramphal	Resident/POA President

The following residents were present:

Dr. Anoop Reddy	Prashant Bodhe
Prashant Jhaveri	Dr. Rob Amin
Parag Shah	Tim Corrigan
Carlos Guzman	Ron Akoff
Pankaj Jha	Michelle Shaw
Dr. Ashwin Shah	Dr. Prashant Patel
Michelle Bird	Steven Hancz

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

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

Mr. Castillo shared that a minor altercation occurred recently involving his daughter, her boyfriend and two other young male CDD residents. A video of the incident revealed it was a case of bullying, wherein a young man reacted violently and disrespectfully towards Ms. Castillo and her boyfriend after Ms. Castillo reprimanded him for littering. The incident was reported to District Counsel and the District Manager to send a letter advising that access to all amenities would be denied for 30 days and could be extended or made permanent if there were any other incidents. All actions would be taken to prevent future occurrences.

**THIRD ORDER OF BUSINESS**

**Other Supervisors' Opening Comments**

Mr. Burman stated that he emailed Mr. Adams about a sign posted throughout the community that reads, "Speed and Stop Sign Awareness; Respect our Neighborhood, Safety for our residents." He saw nothing wrong with the message but felt that permission should have obtained first.

Mr. Shah voiced his feelings regarding the incident Mr. Castillo spoke about and shared that he experienced something similar a few years ago. This kind of behavior should not be tolerated and he fully supports any corrective action taken against the aggressor. Residents should report any similar incidents. Mr. Burman felt that parents are responsible for their children's actions and asked about denying amenity access to the parents as well.

**FOURTH ORDER OF BUSINESS**

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

Mr. Parag Shah, a resident, stated, although he is not a resident of Capri Isle, he was asked by 10 Capri Isle residents to read the following statement on the record:

"Dear Mr. David Burman,

On Friday, August 16, you sent out a private email with a subject line saying to 20 residents that has since gone public and is difficult to read, very disappointing and unacceptable. You say in your email, "We have nobody from our group to counter their demands, their being the residents of Capri Isle." Excuse us, Mr. Burman, but this is not an us versus them thing. Have you forgotten that Capri Isle is part of CLI just like every other Isle? We are all one; our \$100 bill is worth the same as your \$100 bill, our fees are the exact same with what everyone else is paying. You also write in your email; For the past couple of years they

have approved new sidewalks, new playgrounds, a fountain and now new landscaping. For starters, it is offensive that you refer to us as they. Furthermore, Mr. Burman, when was the last time you stepped foot in Capri Isle? Probably not once, if you had, you would see that those expenses were necessary to bring Capri Isle up to the standards of every other home in this community. As a refresher, residents, not just Capri Isle residents, did not like people walking on the main road. The sidewalks were a safety concern. Mr. Burman, are you anti-hate? Regarding the playground, Mr. Burman, which Isle has the highest concentration of children than any other Isle? The fact that you say this without doing your research shows you are not fit to be a CDD Supervisor. Regarding the fountain, the fountain is enjoyed by everyone, not just Capri Isle residents. Your propaganda is unwarranted. Regarding the landscaping, if you recall, the landscaping was voted in to bring it up to the standards of the rest of the community. How quickly you forget you voted for landscaping. Your email then goes on and takes a swipe at POA President, Harry Ramphal and taking legal action when you did not like the POA election results; it is repulsive. You go on to write, my no vote on these CDD matters counts only once when the opposition has four votes. We cannot even imagine what the other Board Members think of this sentence. For you to call Sheila, Jorge, Robert and Sid your opposition clearly proves you have a bias and you are not fit to represent your constituents. Mr. Burman, shame on you. What is your problem with Capri Isle? There is evidence to suggest you are targeting Capri Isle because of the large Indian-American population. On many occasions, you have referred to Indian-Americans as those people. While we are not going to go as far as calling you a racist, all of your actions indicate that you are anti-Indian. Your email is disgusting and reprehensible. You should be ashamed and embarrassed. The reason this email was leaked is because several of the people you sent this to do not agree and find it sickening. Mr. Burman, your hatred is not welcomed in this community; you are not fit to be a CDD Supervisor. Please resign immediately.”

Mr. Shah referred to County Court Case #19-CC-034774 as evidence that Mr. Burman sued the POA.

Mr. Prashant Bodhe, a resident, stated his agreement with Mr. Parag Shah expressed his opinion that Mr. Burman should resign from the CDD Board. He asked about removal of a Supervisor. Mr. Adams stated that an attorney should be retained and, typically, only the Governor can remove a Supervisor from a CDD Board.

Mr. Harry Ramphal, a resident and POA President, stated that Capri Isle is an entity of Cory Lake Isles (CLI) and he felt that it was shameful that it was the target of Mr. Burman's email; such action is unexpected of a CDD Supervisor. He called for Mr. Burman's resignation from the CDD Board. Mr. Ramphal stated his regret about the altercation involving Mr. Castillo's daughter and that the community needs to heal and come together.

Mr. Prashant Jhaveri, a resident, stated that the landscaping work commenced in Capri Isle but was incomplete and asked the Board to ensure that landscaping crews continue maintenance on a regular basis. In response to Mr. Castillo's question regarding a specific area, Mr. Jhaveri stated that there were dead leaves on the road leading from Morris Bridge to the gate. Discussion ensued regarding landscaping issues and areas that are not being properly maintained and mowed. Mr. Adams stated that a Down to Earth Landscaping (DTE) Manager would provide an update later in the meeting.

Dr. Rob Amin, a resident, voiced his opinion that everybody was talking about Capri Isle and ignoring the needs of the rest of CLI, specifically, the need for a new fountain and new pavers. Mr. Castillo stated that every item brought up during a meeting is taken seriously.

Mr. Carlos Guzman, a resident, noted that, unlike the CDD Board, there is no diversity on the POA Board and the optic was not good when all POA Board Members are from one ethnic group. He voiced his disagreement with the calls for Mr. Burman's resignation simply because he holds different opinions from most Capri Isle residents.

Dr. Anoop Reddy, a resident, expressed his belief that the previous POA Board was mainly Caucasian and it was very contentious, unlike the present POA Board, with individuals from all backgrounds, colors and religions, who were voted in by the CLI community.

Mr. Pankaj Jha, a resident, asked why a CDD Supervisor singled out and was only concerned about Capri Isle instead of in the entire community. In his opinion, such behavior was biased. He asked Mr. Burman to step down from his position as CDD Supervisor.

Mr. Ron Akoff, a resident, stated that he found it ironic that the individuals hurling insults and behaving disrespectfully at tonight's CDD meeting were the same ones who ask for respect in POA meetings. Several hateful emails were sent by various attendees, yet the focus has been on one specific email. He lamented the divisiveness and stated that everyone should be concerned about the betterment of the community and not get caught up in discrimination.

Ms. Michelle Shaw, a resident, stated that she was saddened by the divisiveness. She hoped that everyone could come together for the betterment of the community. Mr. Castillo concurred and voiced his opinion that, if everyone would stop gossiping on social media and circulating hateful emails and start meeting with one another, there would be more unity.

Dr. Ashwin Shah, a resident, reported that the sidewalk palm trees in Barbados Isle were not trimmed, as promised at the last meeting. Mr. Castillo's understanding was that all palm tree trimming was completed and that the next rotation would occur the first two weeks of October. He directed Mr. Hall to obtain the addresses of residents who need tree trimming.

Mr. Sid Shah condemned the email that angered Capri Isle residents and assured that the CDD Board was neutral and well-balanced. He called for Mr. Burman's resignation.

▪ **Presentation Tennis Lesson Vendors**

**This item, previously the Sixth Order of Business, was presented out of order.**

• **Molly Schwartz**

Ms. Schwartz distributed a handout and reported the following about MJS Tennis (MJS):

- Several residents requested her services.
- MJS is a full-service tennis program for children as young as three to adults; its goal is "Building Community through Tennis."
- She is a member of the United States Tennis Association (USTA).
- MJS services several neighboring communities.
- MJS is made up of a team of coaches and subcontractors and there is no exclusivity.
- MJS carries liability insurance.

Ms. Schwartz responded to questions regarding her qualifications, coaching schedule, rates, profit-sharing, other tennis instructors in the community and sharing courts with residents. Mr. Shah stated that the Board previously adopted a Tennis Policy because there were issues with past tennis coaches taking over the courts and preventing residents from playing. Mr. Castillo stated that Ms. Schwartz would teach at the times most convenient for residents to play, 4:30 to 8:00 p.m. The Board would deliberate, review the MJS proposal and render its decision at a future meeting. Mr. Hall was asked to follow up with Ms. Schwartz.

Dr. Prashant Patel, a resident, stated that he previously drafted the Tennis Policy and asked the Board to enter in a contract with coaches who would only coach CLI residents.

• **Coach B**

Coach B introduced himself and presented the following:

- He has taught tennis in the community for more than 13 years and would love the opportunity to enter into a contract with the District.
- He had no issues with the number of courts. He works around resident schedules and was flexible.
- He teaches over 55 children in the community and would like to expand. He hosts local tennis tournaments and meets.
- He would strictly teach CLI residents.

Discussion ensued regarding Coach B's professional qualifications, rates, coaching schedule, USTA membership and liability insurance. Mr. Castillo requested a formal proposal of Coach B's profit-sharing plan/contract for the Board to review and make a decision.

Mr. Steven Hancz, a resident, asked if the pro or the CDD needs to be insured. Ms. Haque stated that any vendor is required to have liability insurance. Mr. Hancz felt that Coach B understood the community and seemed more flexible; he preferred Coach B over MJS.

Ms. Michelle Bird, a resident, stated that this was her first CDD meeting, as she recently purchased her home. She felt like she was in a high school rather than a Board meeting, as everyone has been out of line. She attended to see what all of the drama on Facebook, Nextdoor and the circulated email was about and the meeting did not disappoint. Mr. Castillo stated that, typically, CDD meetings are tactful but tonight's meeting was unusually divisive because residents felt strongly about certain issues and wanted to voice their opinions.

**FIFTH ORDER OF BUSINESS**

**Landscape Maintenance Updates – DTE  
Landscape**

Referencing a handout, Mr. Scott Brady, of DTE, provided the following update:

- Five Capri Isle landscape beds were completed and one in Anguilla Isle was partly completed.
- Fresh, quarterly annuals were installed at all CLI entrances and at the back entrance.
- All ligustrum at the front Cross Creek entrance were pruned and the bottlebrush was trimmed, rendering the light poles more visible.
- The July and August rainfall was unprecedented and created challenges, such as accessing certain areas. As conditions become drier, several projects would be completed.

- Zoysia along the center media of Morris Bridge was being treated and improved greatly.
- Once the City lifts the fertilizer ban, the Clubhouse St. Augustine grass would be treated.
- Future projects included oleander removal and aggressive cutbacks of native grasses.

In response to Ms. Haque's question regarding the palm trees, Mr. Brady stated that the trimming process started but was abandoned due to resident complaints of aggressive cutting. Since homeowners have very different tastes, a plan must be developed for the next round of cuts. The rainy season greatly-impacted the weeding, as it was impossible for crews to pull all the weeds. As conditions become drier, crews would catch up on the weeding and other projects. Discussion ensued regarding the weather, maintenance of the common areas, entrances, gates, the Clubhouse and pool areas. Ms. Haque asked if the maps changed since the previous month. Mr. Brady stated he was unsure but he would work with the District and make appropriate adjustments. Mr. Castillo asked whether additional crew members were added, per the contract and as promised at the last meeting. Mr. Brady stated that seven crew members were dispatched to the community daily. Mr. Shah disputed the number and stated that the Board was promised that there would be five mowers plus three detailers, for a total of eight, five days per week, which he felt was not being provided. Discussion ensued regarding the LAF Committee's displeasure with DTE, Mr. Hall's complaints and communications with DTE crews and managers and incomplete and shoddy work. Mr. Brady expressed frustration with the situation and stated that he has only been with DTE for a few months and was not familiar with the contract details. He stated that he takes pride in his work and asked for a few days to review the contract and ensured that an English-speaking Foreman would be on site on Monday to resolve several landscaping issues. Mr. Castillo stated that the goal was to continue to work with DTE for the long-term but there were several eyesores in the community; if necessary, the CDD would withhold payment. Mr. Brady assured the Board that he would take control and work to resolve the landscaping issues by capitalizing on the current dry season and tackling the items on the list. A new program would be implemented over the next few months with a new map. Mr. Brady would coordinate with the new Foreman and Mr. Nowotney and follow up with Mr. Hall. Mr. Hall was asked to tour the community regularly with members of the LAF Committee and Mr. Brady to oversee the landscaping.

Mr. Tim Corrigan, a resident, stated that a tree near his home that was trimmed over a week ago died and asked if the CDD would replace it. Mr. Castillo stated it is not the CDD's

responsibility to replace street trees. The CDD has a contract with a tree company to replace trees at the resident's expense.

**SIXTH ORDER OF BUSINESS**

**Presentation Tennis Lesson Vendors**

- **Coach B**
- **Molly Schwartz**

This item was presented following the Fourth Order of Business.

**SEVENTH ORDER OF BUSINESS**

**Update: Communication with Republic Services Regarding Recent Leaks**

Mr. Adams stated there was no update from the Special Litigator, who was most likely researching case law and a counter-offer to Republic Services. An update would be provided.

▪ **Discussion: Gym Expansion Options**

**This item, previously the Ninth Order of Business was presented out of order.**

Mr. Castillo recalled that, at the previous meeting, discussion commenced about gym expansion options. Most recently, Management was asked to conduct a study and found that a community the size of CLI requires 2,500 to 3,000 square feet of gym space to keep up with number of residents. Discussions centered on expanding the Clubhouse to fit a gym and, in order to do so, an architect must be engaged. Mr. Chang stated a new concept would cost \$20,000 to \$30,000, not including construction plans, which could cost \$30,000 to \$50,000. Discussion ensued regarding resident feedback, crowding in the current gym and levying a special assessment or selling the Meadows to fund the project. Mr. Corrigan voiced his opinion that the core of the neighborhood must be elevated and brought up to standard before a gym can be considered. Mr. Castillo stated that a decision was not yet made. Mr. Shah felt that a community of this size needs a bigger gym to attract young professionals and business people.

**The meeting recessed at 8:51 p.m., and reconvened at 8:59 p.m.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Bar Code Policy**

Mr. Adams presented the revised Non-Resident Immediate Family Member and Caregiver Bar Code Policy. Discussion ensued regarding the revised policy. Typographical, grammatical and/or punctuation errors would be corrected.

**On MOTION by Ms. Haque and seconded by Mr. Shah, with all in favor, the Revised Non-Resident Immediate Family Member and Caregiver Bar Code Policy, as amended to correct any typographical, grammatical and/or punctuation errors, was approved.**

**NINTH ORDER OF BUSINESS**

**Discussion: Gym Expansion Options**

This item was presented following the Seventh Order of Business.

**TENTH ORDER OF BUSINESS**

**Update: Activities**

This item was not addressed.

**ELEVENTH ORDER OF BUSINESS**

**Discussion: New Irrigation Well – Morris Bridge**

Mr. Hall stated that he contacted a contractor for a feasibility study and price estimate but the contractor’s busy schedule prevented him from making an on-site visit to assess the wells and prepare a proposal to drill new wells. Mr. Adams stated this item would be added on to the next agenda. In response to Mr. Shah’s question, Mr. Hall confirmed that new, deeper wells would resolve the iron stain issues near Morris Bridge.

**TWELFTH ORDER OF BUSINESS**

**Discussion: Fountain at West Cory and Cory Lake Drive**

Mr. Castillo asked if there were funds in the budget to complete the project in the current fiscal year. Mr. Adams stated that the Board had not programmed any capital outlay for the fountain in Fiscal Year 2020; Fiscal Year 2021 would be the first opportunity to increase assessments and true-up the operation and maintenance (O&M) assessment costs with the assessment. Discussion ensued regarding the budget, location of the fountain, whether to construct a decorative fountain, cameras, a gazebo, a deck, costs, etc.

**THIRTEENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

There being no report, the next item followed.

**B. Landscape Aquascape Facilities**

There being no report, the next item followed.

**C. Spirit Committee**

There being no report, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: August 15, 2019**

**i. Summary of Motions**

The following change was made:

Attendees: Add Rich Carpenter, Dr. Rob Amin and Sheryl Springer

**ii. Staff Directives**

**iii. Regular Meeting**

Ms. Haque asked if titles should be added to certain individual names, as Ms. Springer is a Security Committee Member, a POA Board Member and POA Communications Liaison.

The following changes were made:

Line 25: Insert "LAF Committee Member" after "Resident"

Line 30: Insert "Security Committee and POA Board Member" after "Resident"

Line 31: Insert "Dr. Rob Amin" and "Resident"

Line 62: Change "Mr. Bodhe" to "Dr. Amin"

Line 102: Change "should" to "may"

**B. Spirit Committee: August 28, 2019 (to be provided under separate cover)**

**C. Sunshine Board Online Workshop: September 3, 2019 to September 17, 2019 (to be provided under separate cover)**

**D. Other**

**On MOTION by Mr. Shah and seconded by Mr. Burman, with all in favor, the August 15, 2019 Board of Supervisors Staff Directives, as presented, and Summary of Motions and Regular Meeting Minutes, as amended, and the September 3, 2019 to September 17, 2019 Sunshine Board Online Workshop Minutes, as presented, were approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2019**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2019. Mr. Burman asked why the "Streetlights" line item, on Page 2, was at 152%. Mr. Adams stated that it was due to a slow adjustment period from Florida Power & Light (FPL) and additional lighting; an adjustment from TECO would be requested. Discussion ensued regarding building equipment repairs, the new gym floor and LED lighting in the pool.

**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the Unaudited Financial Statements as of July 31, 2019, were accepted.**

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Chang's report was presented during the Ninth Order of Business.

**B. Office Administrator: *Wendy Darby***

The Monthly Report was included for informational purposes

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

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

➤ The Cache entrance controller must be replaced; three proposals were submitted and ranged from \$5,800 to \$6,500.

➤ \$3,800 was budgeted for gate maintenance for Cache.

Mr. Castillo suggested utilizing the budgeted gate maintenance funds to replace the controller in Cache.

Discussion ensued regarding Ms. Schewe's departure from her position, holiday lighting, Capri fountain repairs, Capri residents' landscaping complaints, the landscape update handout, DTE's personnel and poor overall performance, withholding payment until landscaping projects are fulfilled and the main entrance gates.

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

○ **NEXT MEETING DATE: October 17, 2019 at 6:00 P.M.**

The next meeting will be held on October 17, 2019 at 6:00 p.m.

**SEVENTEENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.

**EIGHTEENTH ORDER OF BUSINESS Public Comments (*non-agenda items*)**

There being no public comments, the next item followed.

**NINETEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Ms. Haque stated that, due to recent requests to change committee meeting times, she researched 637 CDD websites and found most meet in the morning, with just a few in the afternoon. Aside from those that meet in the morning, 6:00 p.m., was the most popular meeting time. Discussion ensued regarding committee meetings, landscaping, the walking trail, manholes, pavers, which Tennis Instructor to enter into a cost-sharing agreement with, whether to proceed with plans to renovate the gym, road repairs and holding town hall meetings to facilitate making impactful decisions.

Mr. Shah stated that Mr. Burman's lawsuit was dismissed. He requested a joint POA/CDD meeting.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 11:05 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair