



# Meeting Minutes for Cory Lakes CDD

Provided by The Sunshine Board Corporation

Forum Name: CDD Board Forum Workshop March 5 - March 19, 2019

Date: All

Participants: Wendy Darby, David Burman, Carlos Guzman, John S. Burch, John Hall, Harry Ramphal, Parag Shah, Sheila Haque, Sudhir (Sid) Shah, Levent Kara

Topic Title : MISCELLANEOUS TOPIC (Author : Wendy Darby, Replies : 5)	
Author	Message
<b>Wendy Darby</b> Tue Mar 05, 2019 9:09 am	<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 separately 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>***CLICK on 'Subscribe' (located top left of the forum meeting list) to receive email notifications of replies to topic subjects and new topics!***</p>
<b>David Burman</b> Tue Mar 05, 2019 12:59 pm	Today's election day don't forget to vote and vote for our friend Luis Viera in our District #7
<b>David Burman</b> Wed Mar 06, 2019 3:08 pm	In case you missed it Luis won by 71.75% to 23.75% We now have 4 years of his leadership to look forward to.
<b>Carlos Guzman</b> Sat Mar 09, 2019 12:31 am	The board has talked on numerous occasions about removing the Beach Club gas grill and oven. Is there a price that the board is looking for or does the board simply want it removed? Additionally, is it currently working? Please advise during this upcoming meeting unless this can be addressed here. Thanks you.
<b>Wendy Darby</b> Sun Mar 10, 2019 4:55 pm	A NEW TOPIC HAS BEEN CREATED "BEACH CLUB GAS GRILL & OVEN" for discussion.
<b>John S. Burch</b> Thu Mar 14, 2019 12:49 pm	<p>Has anyone noticed how ridiculously short the stop light is when leaving via the front gate and turning left on Cross Creek? I haven't timed it, but maybe ten seconds elapse before it turns red again. That's barely enough time for two or three alert drivers to make it through. Everyone else has the choice of running the light, or waiting for another round.</p> <p>Can the CDD please contact the City of Tampa traffic planners and request a normally timed stop light?</p>

Topic Title : Capri Fountains (Author : John Hall, Replies : 1)	
Author	Message
<b>John Hall</b> Fri Mar 08, 2019 2:50 pm	<p>This is just to update that the Capri fountains are now set to run from 9am to 9pm due to complaints about the noise from the fountains.</p> <p>Residents have called to say they can't sleep due to the noise.</p> <p>The fountains are generally set to run from 7am to 10 pm.</p> <p>Thanks,</p>
<b>Harry Ramphal</b> Fri Mar 15, 2019 12:05 pm	<p>The fountains look amazing.</p> <p>The CDD board did good and residents do appreciate it.</p>

Topic Title : Guest Speaker at our next meeting (Author : David Burman, Replies : 1)	
Author	Message
<b>David Burman</b> Wed Mar 13, 2019 6:35 pm	Just as a reminder the Tax Collector will address us at the next session. Please be aware that there will be people in the audience from several other communities. We

	don't want to wash our dirty laundry in the public. Be careful of what you say. THE MAIN REASON FOR HIM BEING HERE IS TO LOBBY HIM FOR A TAX COLLECTOR OFFICE IN THE NEW TAMPA AREA.
<b>Wendy Darby</b> Tue Mar 19, 2019 10:02 am	<b>**UPDATE**</b>  Mr. Doug Belden will NOT be able to attend the CDD Board Meeting on Thursday, March 21 as originally planned. We will post an update of when he will be able to attend the next CDD Board meeting.

<b>Topic Title : Beach Club Gas Grill &amp; Oven (Author : Wendy Darby, Replies : 10)</b>	
<b>Author</b>	<b>Message</b>
<b>Wendy Darby</b> Sun Mar 10, 2019 4:59 pm	This topic was originally from Carlos Guzman that was posted in Miscellaneous Topic. Below is the actual question/quote from Carlos Guzman for discussion.  The board has talked on numerous occasions about removing the Beach Club gas grill and oven. Is there a price that the board is looking for or does the board simply want it removed? Additionally, is it currently working? Please advise during this upcoming meeting unless this can be addressed here. Thanks you.
<b>David Burman</b> Wed Mar 13, 2019 6:31 pm	There is a system inn place for selling off unwanted CDD property. This should be addressed at the next meeting
<b>John Hall</b> Thu Mar 14, 2019 4:03 pm	This has been through the bid process once but if there is renewed interest in these items we can discuss options at the meeting.
<b>Harry Ramphal</b> Fri Mar 15, 2019 11:54 am	The gas grill. I am sure the board will do just fine in executing their duty. By the way I noticed a lot of new faces at the gym. THANK YOU CDD BOARD FOR THE UPGRADE! Money well spent. By the way we have outgrown the gym.
<b>Carlos Guzman</b> Fri Mar 15, 2019 11:56 pm	Yes. 1 year ago the community voted 75% against the building of a new gym, that is, a new building at a cost of \$750,000 to a million dollars, or \$1,000 per homeowner. The community has spoken on taking this route.  With that said, the board has not looked into, not has it obtained quotes, on expanding the current gym into the beach club (to the columns, the kid area) and outward toward the boat ramp. This could easily more than double the size of the current gym. The cost would likely be a quarter to half of building a new freestanding building plus the yearly maintenance costs would also be significantly less.  Homeowners may also be looking at an additional \$1,500 in the near future, based on one quote of approximately 1.5 million dollars, to recolor the roads throughout the community.  Let's listen to homeowners and represent the majority as it's done in a democracy. I ask that the CDD board members to look into expanding the current gym if it is to make any changes to our current gym.  Respectfully,  Carlos Guzman
<b>Harry Ramphal</b> Sat Mar 16, 2019 12:57 pm	We did look into the expansion of the current clubhouse, a decade ago. That plan was quickly abandoned. The findings on the clubhouse: - It does not comply to ADA standards. - there are no sprinklers that comply to code. - the exits are not ADA standard. A disabled resident on wheelchair cannot Enter or Exit the building without difficulties. - the restrooms are not ADA standard. Etc etc.....  To start an expansion the CDD has to spend at least 100k++ to bring the building up to ADA standard.  We would like to see a new option/proposal on the table. Most residents are open to

	<p>a new gymnasium without any impact to our pristine community.  Meaning- NO NEW DEVELOPMENT.</p>
<p><b>Carlos Guzman</b>  Tue Mar 19, 2019 2:55 pm</p>	<p>The Beach Club should be ADA compliant without the consideration of expanding the gym. I know of at least one honorable homeowner who is wheelchair bound. It is disgraceful that with all the spending that is discussed for "pet projects" that something so basic has not been done. Plan and budget for this board members. Beginning today, I will personally make this my mission on behalf of all our disabled residents.</p> <p>(Harry) "Most residents are open to a new gymnasium without any impact to our pristine community."... ???  I don't know where you're pulling your facts from but the community voted 75% against building a new gym just one year ago. Your statement is either out of lack of knowledge of a basic fact, or a really bad attempt of twisting a fact. As the POA chair it's time to become well informed and/or accept the facts.</p>
<p><b>Parag Shah</b>  Tue Mar 19, 2019 4:54 pm</p>	<p>Yes, I agree with Carlos that the beach club should be ADA compliant. But Carlos, can you please cool it with your tone? I don't know why whenever an Indian-American says something, you are quick to rebuttal. Maybe something in your past can explain it- I don't know. Show some respect for the POA chair. Telling him "it's time to become well informed and/or accept the facts", is quite an adversarial comment. A comment like that is hostile and does not bring harmony into the community. Let the past be the past; Haresh showed you the respect at the last meeting- you should do the same. It's time for all of us to be cordial with one another. I am here for healthy debate; not to resident bash. Please, please, please.</p>
<p><b>Carlos Guzman</b>  Tue Mar 19, 2019 7:07 pm</p>	<p>Let me refresh your memory... Khamir Patel, as many in Cory Lake Isles are aware from my prior disclosures, reached out to our CDD lawyer, Vivek K. Babbar, and told him him that he wanted to build a 55+ community...</p> <p>Fact:  Email from associate lawyer Vivek K. Babbar to the senior partner Mark K Straley (Feb. 2017):  "Thanks. I spoke to him and followed it up with the attached email. I left a voicemail for the District Manager as well. Apparently the property owner Mr. Kamir Patel wants to develop a 55+ community for Indians and is hoping to get up to 120 units on the land (the lands was originally in the County, but he requested the City to annex it). They've already apparently been to a few board meetings as well."</p> <p>You can attempt to twist my motives or character. However, everyone that knows me well, knows that I am against anyone that attempts to discriminate by culture, color, race, religion, or sex, both professionally and personally. This includes segregating the Cory Lake Isles community. Had this annexation proposal come from a white, an african-american, asian-american, latin american, etc., group proposing to segregate our community my response and push back would have been just as strong.</p> <p>I advocated to the CDD board over a year ago that the Beach Club make changes to become ADA compliant and the board has ignored this. I have now taken action.</p> <p>I will always fight for the right thing. Cory Lake Isles must always be an inclusive community, free of discrimination and segregation, which by the way is federal law.</p> <p>So Parag, if you are against any discrimination and segregation I applaud you and I extend my hand to you or anyone else.</p> <p>Peace to you and all.</p>
<p><b>Parag Shah</b>  Tue Mar 19, 2019 8:13 pm</p>	<p>I am saying this in all sincerity; maybe you need to refresh your memory.</p> <p>The KHP thing has been discussed and shot down several times- under oath. Can you please let it rest? I am not sure what else you need. The owner of KHP put a video and went to a meeting said it was a dead issue. The board all stated it was a dead issue. Doesn't seem to get thru to you. Mr. Burman, I have seen you after meetings having friendly private conversations with Mr. Guzman; can you please get thru to him that the KHP thing is a dead issue? All POA and CDD member are</p>

against new development.

Regarding your statement that I am twisting your character or motives, I have no idea how my previous statement even eludes to that. In fact, I even agreed with you. Please reread what I posted before coming to your unsubstantiated ideology.

**Carlos Guzman**  
Tue Mar 19, 2019 11:05 pm

Parag, you have no idea how your previous statement eludes to twisting my character or motives? Perhaps it was:

" I don't know why whenever an Indian-American says something, you are quick to rebuttal. Maybe something in your past can explain it- I don't know.". Hmmm, is it possible?

The KHP reference was just a refresher on how the division in this community began. It began by the proposal to segregate (divide) the community. I merely called him out and informed the entire community.

Anyway, don't deflect my response on what was actually said by Harry. "Most residents are open to a new gymnasium without any impact to our pristine community." Wrong... If Harry Ramphel chooses to purposely ignore the fact that 75% of the community does not want to pay for a brand new gym building, then I will call him on what that is, a lie. No need to respond respectfully when someone openly lies to the entire community as the POA chair.

If the CDD board decides to go the route of a new gym building as opposed to expanding the current gym I'm certain that there will be consequences. And many of us already know your KHP friend provided the architectural plan for this new gym building, no doubt he would like the contract as well. The entire story will likely go public, from start to finish.

The proposed \$600,000 to \$700,000 gym building of 2017-2018 will cost close to a million once you add equipment and financing). There is no justifiable reason why 75% of the community should be obligated to pay \$1,000 for something that they do not want and have openly voted against. Until the nonsense in this community stops, the push back and arguments will continue. Fact.

**Topic Title : Strategic Planning Committee? (Author : Sheila Haque, Replies : 7)**

**Author**

**Message**

**Sheila Haque**  
Tue Mar 05, 2019 6:16 pm

Dear Supervisors,

Since the last CDD meeting I have received several calls from residents that were not happy about the Finance committee being retired. After thinking about all of the conversations I wanted to see if it might be beneficial for the CDD to create a Strategic Planning Committee and wanted to see what you guys think.

We have several committees that already exist but we do not have anything that links these committees together as far as finance or long term planning.

My thought was that if we created a Strategic Planning Committee then this group of individuals could:

- a. Liaison between the committees- providing recommendations for a long term plan
- b. Help to unify the visions of the various committees
- c. Make recommendations to the Board based on an updated reserve study as well as committee recommendations

I am not sure if we had a committee similar to this in the past but it would be great to hear from you all if we had one, and if so, what the benefits and pitfalls of the committee were.

I look forward to hearing from you.

Thanks,

<p><b>Sudhir (Sid) Shah</b> Fri Mar 15, 2019 9:55 am</p>	<p>Sheila</p> <p>I love the idea of reserve funds. Lets explore this.</p> <p>The first question I would like to put to my fellow Supervisors is how we plan to fund it? Do we have surplus funds at end of each financial year to start putting away in reserve fund? I do not believe we do.</p> <p>So the next obvious solution is to raise CDD fees to start funding this "reserve fund". In order to raise the CDD fees is to somehow convince the current residents to agree to pay into a proposed reserve fund to be used for and by future residents or for their future expenses.</p> <p>Having passed such hurdle of convincing the residents can the District Manager assure the current Board that the reserve funds will only be spent on the originally designated and intended projects? In other words what would prevent future Board to spent the money on his/her pet projects?</p>
<p><b>Harry Ramphal</b> Fri Mar 15, 2019 12:15 pm</p>	<p>We spent a lot of money on the prior strategic plan. The plan was never implemented, because of the change of the board make up. Why waste money for another plan? Who wants a strategic plan? Is it 51% of the community or just a few resident?</p>
<p><b>Carlos Guzman</b> Sat Mar 16, 2019 9:32 pm</p>	<p>If we begin to build up a reserve fund it must only exist for emergency purposes... unexpected damages, unexpected costly maintenance, unexpected economic crisis (recession), etc.. A community like ours should have an "emergency" reserve, untouchable for anything but an emergency. Even if we never used it, it could draw interest in a higher yield FDIC insured account. 4 accounts totaling \$1,000,000 could easily earn over \$20,000 just sitting there. Regardless of any interest consideration, it would speak well of Cory Lake Isles and can be used as a marketing point for home sales. We as a community must strive to stop living pay check to pay check, on a yearly basis. Too many have lost everything leveraging themselves this way.</p> <p>A reserve fund must not be used for any "originally designated and intended projects"... "Having passed such hurdle of convincing the residents can the District Manager assure the current Board that the reserve funds will only be spent on the originally designated and intended projects?"</p> <p>A reserve fund, if implemented, must be reserved for the unexpected, not for a designated or intended project, including but not limited to an \$800,000+ gym. I agree 100%, let's not fund "anyone's" pet project with a reserve fund.</p> <p>With that said, I find it troubling that a couple of board members have again begun talking about a new gym building, despite 75% of homeowners voting against it. This, without even considering expanding the current gym which could easily accomplish the objective of increasing it's space 2 to 3 times it's current size. I ask that current board members be respectful with the wishes and consensus of the majority of the community that took the time to vote in 2018. It is their money you're reaching for. That is, unless a generous board member(s) would like to fund it and gift it to the community. Think about it, it could even bear your name for generations to come.</p> <p>I believe a "new and updated" strategic plan would be beneficial, as Sheila Haque has recommended. It was fairly inexpensive as I recall. I ask that current board members, at minimum, review and study the last plan. I have reviewed some very nice ideas in that plan that "we" as a community could expand on, benefit from, and subsequently present to the community through a process of voting. Perhaps some of these prior plans could be reviewed during a CDD meeting? I recommend any homeowner to review this study albeit from several years ago (2011?). It includes a community pool which we has since been built. I believe Wendy may have it at the Beach Club.</p>

	<p>A "strategic planning committee" as Sheila has proposed is a good idea. It's essential for long-term planning and bridges the gap between changing board members and assists current boards in making the best decisions for Cory Lake Isles.</p> <p>It's hard to deny that had there been an active and informed strategic planning committee in the past, we may still today had preserved our attractive and impressive view of the lake as we entered through the Cross Creek entrance approaching the stop sign. Which long-term homeowner doesn't miss the view we once enjoyed?</p>
<p><b>Carlos Guzman</b> Sat Mar 16, 2019 11:13 pm</p>	<p>I was asked by Levent Kara to post the following for him since he is unable to access this site from the location and tablet he is currently using.</p> <p>""I am out of town, cannot login to Sunshine from my tablet. I asked Carlos Guzman to post the following on my behalf. It is very unbecoming to see a coordinated agenda put in motion here while we are also denied access to social media. You guys may push the way you want, we will keep raising our voice despite your efforts. Truth is on our side.</p> <p>It is pretty clear Sid and Harry are in a coordinated push for their agenda.</p> <p>Harry asks if 51 percent of residents are backing Sheila's idea about a planning committee, which he is quite comfortable ignoring when it comes to a new gym. We just did the survey less than a year ago...</p> <p>The remarks on Beach Club not being ADA are just distraction. He wants to take expansion off the table. If a current gym is operational, these are no obstacle to expansion.</p> <p>About Sheila's idea, I think more than the reserves, etc., it is about a well informed platform that gathers information from various groups and presents possible options to the Board. A platform like this may help healthy growth rather than piecemeal projects here and there. I won't be surprised if a group like this finds our very Beach Club not sufficient to our community and suggests we build a new community center that integrates a new gym and also integrates physically and programatically much better with the pool. We have enough space to do that.</p> <p>A group like this will help to get the broader community picture right, reversing the I want this here and now kind of miopic pet project mentality.</p> <p>It will though need a resolved and determined leadership. Not the buddy politics we have seen so far.</p> <p>You two guys need to come clean. Get KHP off table for a rushed new gym, let's sit down and understand what the community needs, come up with a plan, convince residents, and move forward as unified as we can. You both owe this much to the CLI community. Please no more tricks, no more rushing for buddies in arms."</p> <p>I would also greatly appreciate if this discussion is carried over on Next Door. I am kicked off till April, and I think Carlos too..."</p>
<p><b>Sudhir (Sid) Shah</b> Tue Mar 19, 2019 7:58 pm</p>	<p>Few people are like garbage trucks. They run around full of garbage, full of frustration, full of anger and full of disappointment. As their garbage piles up, they need a place to dump it and sometimes they dump it on themselves, their family, friends, neighbors or their own community.</p>
<p><b>Levent Kara</b> Tue Mar 19, 2019 11:37 pm</p>	<p>Saying "come clean", and asking you should not pursue an unlawful bid for a new gym from KHP is dumping garbage? Was not that you tried to pull out of this community's expense last year? It is on your own meeting minutes. Carlos, Elizabeth, and I had the first person experience of your own efforts...</p> <p>...</p> <p>Great psychology from a community leader.</p>

Bets are out. I support a platform of residents looking forward to better this community.

**Levent Kara**  
Wed Mar 20, 2019 1:03 am

Levent Kara  
From: "Levent Kara" <lkara@usf.edu>  
Date: Wednesday, December 13, 2017 4:03 PM  
To: <adamsc@whhassociates.com>  
Subject: Fw: Faculty needs advice  
Page 1 of 2  
12/14/2017

Mr. Adams,  
Please see the following exchange. Does our CDD Board have different operating procedures / requirements that does not include a parliamentary process? Because, the meeting minutes are very clear as to what was approved in the motion about the survey. I will greatly appreciate your timely reply.  
Regards,

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From: Solis, Gerard  
Sent: Wednesday, December 13, 2017 3:30 PM  
To: Kara, Levent  
Subject: RE: Faculty needs advice  
Dr. Levent,  
I can't advise you on a nonUSF matter. Speaking prudentially only, governing boards are usually required to have and to follow operating procedures, which often include a parliamentary process for taking actions (i.e. making and voting on motions). Perhaps your CDD Board has different operating procedures/requirements or it could be the minutes from the meeting are unclear as to what was approved in the motion. You may want to review your CDD Board's operating procedures and the minutes from the meeting.  
Sincerely,  
Gerard  
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