

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on April 20, 2023 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public were able to listen and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/83397954590>, and telephonically at 1-929-205-6099, Meeting ID: 833 9795 4590, for both.

**Present were:**

Jorge Castillo	Chair
Ann Belyea	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Cynthia McIntyre	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Amanda Evans	Office Administrator
John Hall	Facilities Manager
Becky Abbott	Allied Security
Amanda Atwood	Allied Security
Molly O'Brien	Sports Camp Vendor

**Residents who spoke were:**

Marcelo Mejia	Kris Pocaro	Heidi Gracia	Mahmood Siddique
Sheryl Springer	Brian Little	Kara Greco	Angela Delgado
Eddy Hofmann	Don Reich	Kumar Manish	Metuku Narender

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call/Pledge of Allegiance**

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

**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 welcomed all meeting attendees and stated that the Board welcomes resident comments about how to improve the community.

**THIRD ORDER OF BUSINESS**

**Other Supervisors' Opening Comments**

Ms. Belyea thanked everyone for attending and stated resident opinions about items that the Board needs to make a decision on to enhance Cory Lake Isles (CLI) are welcomed.

Ms. McIntyre commented on the number of attendees and urged residents to speak into the microphone when making public comments.

Mr. Fontcha thanked all meeting attendees and stated the Board appreciates the fact that CLI residents care about their community and asked everyone to be respectful and peaceful during the meeting.

Mr. Acoff stated the CDD is at a critical juncture because the Fiscal Year 2024 will commence on October 1, 2023 and, if certain items are not budgeted, there is a great chance that the CDD will not have the funds to add them. He urged residents to voice their concerns, get engaged and make their requests known so that there can be discussions about including certain items in the Fiscal Year 2024 budget.

**FOURTH ORDER OF BUSINESS**

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

Resident Mahmood Siddique requested access to the Beach Club to hold a table tennis tournament in July and a cricket tournament in August; each event would last four to six hours and bring value to the community. Ms. McIntyre stated that the Social Group is actually planning the tournaments and Mr. Siddique agreed to organize the events. The tournaments will be discussed later in the meeting, during Ms. Evans' presentation. Asked if he is seeking financial help from the CDD for the table tennis tournament, Mr. Siddique replied no.

Resident Sheryl Springer discussed an email that Ms. McIntyre sent to residents regarding the gym and other items of interest which, in her opinion, are misleading.

Ms. McIntyre asked for Ms. Springer's comments be stricken from the record and contended that she has a right to have the comments omitted from the record. And quoted The Triton Proposal proving her email was accurate.

Resident Don Reich stated, since there has been so much pushback from residents about the gym, he recommended removing it from the agenda and voiced his opinion that the Board should focus on more important financial matters before considering a new gym.

Resident Kris Pocaro voiced her opposition to the gym and the sale of the Meadows to pay for a new gym and listed several reasons why, including the CDD not having funds for emergencies, the \$700,000 loan and the weirs project being overbudget. She believes that a neighboring community has \$850,000 in reserves but the CDD does not have any, which she finds alarming.

Resident Eddy Hofmann discussed the current financial state of the CDD, including assessments, the \$700,000 in debt, the budget, road repairs and the CDD's reserves. He voiced opposition to a new gym and reminded the Board that they were elected to make decisions in the best interests of the residents.

Resident Marcelo Mejia stated that he attended the last few meetings to advocate for the gym and finds it unfortunate that the opposing voices outnumber his voice. He stated there is an interest in expanding the gym and the narrative that the CDD will build a multi-million-dollar facility is misguided. He called for the expansion of the survey and urged the Board to circulate it to see what the majority of residents want and, if the majority says no, then that is the answer.

Resident Kara Greco read a letter from Resident Jen Wiggins, who could not attend the meeting. She stated, although the letter was previously emailed to the Board, Ms. Wiggins wanted to make sure that the letter is read into the record, as well. Ms. Greco read:

"I have been a resident here for 13 years and seen many CDD Boards come and go. This gym survey, regardless of it costing \$4,500 or \$6,000 is a total waste of District funds. Please focus on making financially-responsible decisions. The CDD should focus on repaying its debt and building strong reserves. I am in real estate and buyers typically do not prefer communities with high CDD fees. CLI cannot afford to take out any new bonds due to overspending when

most of our bonds are finally maturing. Comparable communities such as Grand Hampton, also have maturing bonds on many homes comparable to ours, do not have government CDD fees anymore and if you would like to see our personal property values rise, you should strongly consider making sure we do not have increased CDD fees, special assessments, and we should have strong reserves. With the cost of rising mortgage rates, property insurance, property taxes and inflation overall are strongly making homebuyers consider everything matters, calculated between monthly mortgage and high CDD fee is one of the main factors that can make or break a decision on a home purchase. With increased competition from several newer communities, such as Stacia and the Ritz, a low CDD is a chance to allow CLI to be more competitive, with mature bonds and lower CDD fees. A community gym, in my experience as a Realtor, has never been a deal breaker, while financial aspects are. “Most importantly, the phone survey and a new gym are not fiscally-responsible at this time. “

Resident Heidi Gracia voiced her opinion that the CDD is not maintaining its assets and that it is irresponsible for the CDD to proceed with any large investment until there are sufficient reserves to continue maintaining the property. She wishes the Board would make better decisions for its residents.

**FIFTH ORDER OF BUSINESS**

**Staff Updates**

**A. Envera**

**B. Landscape Maintenance**

There were no updates.

Mr. Hall responded to questions regarding the radar camera system, a QR code, zoysia grass on Morris Bridge and tree removals.

**C. Allied Universal**

Ms. Abbott introduced Ms. Amanda Atwood, the new Field Operations Manager. She reported the following:

- Ms. Atwood has been on site learning about the CDD and will be making rounds with Ms. Abbott and patrolling with the rover after the meeting.

➤ Staff will make sure the rovers are not missing any areas of concern and that everybody is of the same understanding and is apprised of what needs to be addressed.

➤ Allied is hiring several new employees that fit in with the community. Ms. Abbott and Ms. Atwood were tasked with interviewing potential candidates and training them, once hired.

➤ Allied is building a strong team; only candidates with experience are being interviewed. Ms. Abbott, Ms. Atwood and Mr. Adams responded to questions about firearms, which Manager will be on site, recent changes at Allied and the backup at the Cross Creek entrance.

The Board and Staff discussed residents not working cooperatively with Allied, sending bi-weekly notices to homeowners, relaying guest information and best practices.

Mr. Acoff directed Ms. Evans to create a best practices document and present it at the next meeting.

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2023**

Mr. Adams stated some of the adjustments to the previous financials that were agreed upon and distributed at the last meeting are not included in this version. He presented the Unaudited Financial Statements as of February 28, 2023 and responded to questions regarding fund balance, bond maturation, amount in reserves, gym equipment, insurance, Dissemination Agent and Florida Insurance Alliance, Navitas Credit Corp., and Verizon invoices.

The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Sports Camp Vendor**

**A. Discussion/Consideration of Facility User Request Agreement**

Ms. McIntyre recalled that a Facility User Request for a Sports Camp for children was previously presented by Ms. Thompson, who could not attend this meeting. She introduced Ms. Molly O’Brien, the vendor of the Sports Camp.

Ms. O’Brien stated she is a CLI resident who runs camps and sporting events for multiple neighborhoods in the area. She responded to questions about her professional background, the

organization, insurance, contracts, structure of the camp, need for a sports camp, coaches, number of campers and their ages and if children from other communities could participate.

Discussion ensued regarding allowing children from other communities into the camp and an after-school program.

**On MOTION by Ms. McIntyre and seconded by Ms. Belyea, with Ms. McIntyre, Ms. Belyea, Mr. Acoff and Mr. Castillo in favor, and Mr. Fontcha dissenting, authorizing Staff to prepare a contract for a four-week Sports Camp, contingent on Mr. Adams and Mr. Babbar receiving/approving proof of insurance, business license and coach background checks, was approved. (Motion passed 4-1)**

**EIGHTH ORDER OF BUSINESS**

**Staff Report - Office Administrator:  
*Amanda Evans***

Ms. Evans presented the April Office Administrator and Events Report and discussed the Digital Islander Posting Rules. She announced her resignation and provided a two-week notice. Mr. Castillo thanked Ms. Evans for her service to CLI and stated she will be missed.

**A. Discussion/Consideration of Beach Club Facility Agreement**

Ms. McIntyre presented the Facility User requests for the table tennis and cricket tournaments. Mr. Siddique will run the cricket tournament in coordination with the Social Group. Ms. McIntyre asked if the group can use the cricket field one weekend in August. Mr. Acoff requested the paperwork by the next meeting.

**B. Discussion/Consideration of Digital Islander Posting Rules**

This item was discussed earlier by Ms. Evans.

**NINTH ORDER OF BUSINESS**

**Continued Discussion: Community Survey  
Regarding Building a Gym Vs Adding on  
Beach Club Vs No Gym**

**• Triton Polling and Research Proposal and Introduction for Phone Survey**

Ms. McIntyre noted that the survey questions were unchanged from the previous meeting and asked about the sample questions she provided to Mr. Adams for incorporation into the survey. Mr. Adams stated the sample questions were sent to Triton to be merged in

but while still staying within the ten-question limit. He noted that slight changes were made and the last sentence in the introduction should have been removed.

Mr. Acoff voiced his opinion that the survey is an insult to the intelligence of the community.

Discussion ensued regarding the point of the survey, social media posts, opposition to the gym, prioritizing the weirs and other repairs over a new gym, sale of the Meadows property, gym operating budget, a special assessment and changes to the wording of the survey.

Mr. Castillo stated changes to the sample survey should be emailed to Mr. Adams.

**On MOTION by Mr. Fontcha and seconded by Ms. Belyea, with Mr. Fontcha, Ms. Belyea, Ms. McIntyre and Mr. Castillo in favor, and Mr. Acoff dissenting, authorizing Triton Polling and Research to update the phone survey questions, with the edits noted, was approved. (Motion passed 4-1)**

**TENTH ORDER OF BUSINESS**

**Continued Discussion/Consideration of Food Safety Waiver Form for CDD Events**

This item was deferred to the next meeting.

**ELEVENTH ORDER OF BUSINESS**

**Update: Weir Replacement Project Proposals (under separate cover)**

Mr. Adams stated he was unable to secure the weir replacement proposals in time for this meeting but he anticipates receiving one in the coming week. Once received, Mr. Adams would email the weir proposal to the Board and include it on the next agenda.

Discussion ensued regarding sheet pilings, inflow weirs, permit recertifications, CDD drainage system and a reserve study.

Mr. Acoff asked for an evaluation of the CDD's stormwater system from Mr. Chang.

Mr. Adams will research stormwater system repair costs and earmark funds in the Engineering budget for a stormwater report.

**TWELFTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Ms. McIntyre stated that five to seven people expressed interest in joining the Security and Safety Committee. Two individuals were identified as Co-Chairs. A report will be presented at the next meeting.

**B. Landscape Aquascape Facilities (LAF)**

The April LAF Committee Report was included for informational purposes.

Ms. Belyea directed Mr. Adams to ask Accounting to cease including invoices in the Unaudited Financials.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: March 16, 2023**

**I. Summary of Motions**

The following changes were made:

Line 31: Change “Elta” to “Ekta” and “Foster” to “McCormick”

**II. Regular Meeting**

The following changes were made:

Line 32: Change “Elta” to “Ekta”

Lines 32, 59 and 76: Change “Foster” to “McCormick”

**III. Action/Agenda or Completed Items**

This item was not addressed.

**B. LAF Committee: April 3, 2023**

**C. Other**

**On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the March 16, 2023 Summary of Motions and March 16, 2023 Regular Meeting Minutes, as amended, and April 3, 2023 LAF Committee Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

**B. Facilities Manager: *John Hall***

Mr. Hall presented the April 2023 Activity Report.

Discussion ensued regarding Florida Highway Patrols (FHP) reports, loose pavers, paver repairs, a Cachet Isle homeowner, pool heaters, new benches and a damaged gate arm at Morris Bridge.

Mr. Hall responded to questions regarding items that need to be addressed, manholes, towing companies and the timeline for the fishnet.

Mr. Castillo directed Mr. Hall to obtain a proposal to change the gas lines in the pool to prolong the life of the pool heaters.

Ms. McIntyre stated she asked Mr. Hall to obtain proposals for benches because several homeowners in the senior group requested new benches and offered to pay for them when informed that benches are not in the budget.

**On MOTION by Ms. McIntyre and seconded by Mr. Castillo, with all in favor, accepting a resident donation to pay for the purchase of up to eight new benches, was approved.**

**• Update/Consideration of Proposals for Monument/Entry Improvements**

This item was not addressed.

**C. District Counsel: *Straley Robin Vericker, P.A.***

Mr. Adams stated Mr. Babbar emailed two agreements at 5:30 p.m., and he emailed them to the Board. Both documents will be included on the May Agenda for discussion and consideration.

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

Mr. Adams stated the Board needs to discuss Ms. Evans' replacement. He placed an advertisement on Indeed.com and received several responses. Out of the 93 applicants, four or

five meet the job specifications. He will commence vetting candidates in a few days. Asked if the Supervisors can interview interested candidates, Mr. Adams stated a liaison can be appointed to assist with the hiring. Ms. Belyea volunteered to work with Management to fill the Office Administrator position.

Discussion ensued regarding the interview process, job description and scheduling a meeting between Ms. Evans and her replacement.

- I. **Update: Capital Infrastructure Re-Investment Plan**
- II. **Update: Insurance Requirements**
- III. **NEXT MEETING DATE: May 18, 2023 at 6:00 P.M.**
  - **QUORUM CHECK**

**FIFTEENTH ORDER OF BUSINESS**

**Other Business**

There was no other business.

**SIXTEENTH ORDER OF BUSINESS**

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

Resident Metuku Narender stated this is his first time attending a CDD meeting. He voiced his opinion that the Board Members are doing a great job and suggested converting a portion of the Beach Club to a gym.

Ms. Greco voiced her belief that over 100 homeowners voiced their opposition to the gym yet it is still being considered; in her opinion, the Board is fiscally-irresponsible. Mr. Castillo expressed his opinion that Ms. Greco’s comments are demeaning to the Board Members. He called for civility among neighbors.

Resident Kumar Manish stated he is against not only the gym but any type of proposal for a survey about the gym.

Resident Brian Little feels that the audio for the entire meeting has been abysmal and, in his opinion, the \$6,000 for the survey should have been used to purchase a new audio-video system so that more residents can attend meetings. He thinks residents should be allowed to use their three minutes without Board Member interruptions.

Resident Angela Delgado discussed a positive experience she had with a recently hired guard. She conveyed to Ms. Abbott that the new hire was professional and, in her opinion, Ms. Abbott does not receive enough positive comments from members of the community.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Ms. McIntyre stated that the CDD does not have a personnel policy and suggested that the Board consider instituting a policy. Mr. Adams stated the CDD does not have an adopted employee handbook and vacation and sick time have never been addressed. He distributed a sample employee handbook and asked the Board to review it and provide feedback ahead of the next meeting.

The Board and Staff discussed setting the number of vacation and sick days, staffing issues, overtime hours, hourly rates, benefits, guidelines, flexibility, hiring two part-time Office Administrator Assistants, reliability and instituting a policy.

Ms. McIntyre suggested setting the new Office Administrator's hours for Monday through Friday, 9:00 a.m. to 5:00 p.m.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned at 9:59

COP SALI  
Secretary/Assistant Secretary

[Signature]  
Chair/Vice Chair