

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Date/Time:

***Thursday, September 21, 2023
6:00 P.M.***

Location:

***Cory Lake Beach Club
10441 Cory Lake Drive
Tampa, Florida 33647***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Cory Lakes Community Development District

**c/o Breeze
1540 International Parkway, Suite 2000
Lake Mary, FL 32745
813-564-7847**

Board of Supervisors
Cory Lakes Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Cory Lakes Community Development District is scheduled for **Thursday, September 21, 2023 at 6:00 P.M.** at the **Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, September 21, 2023

Time: 6:00 P.M.

Location: Cory Lake Beach Club
10441 Cory Lake Drive
Tampa, Florida 33647

Zoom:

Dial In: +1-305-224-1968

Meeting ID: 872 7141 7819

Passcode: 776805

Agenda

For the full agenda packet, please contact Larry@breezehome.com

I. Call to Order/Roll Call/Pledge of Allegiance

II. Chairman's Opening Comments

III. Other Supervisors' Opening Comments

IV. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

V. Vendor Updates

- A. Envera
- B. Landscape Maintenance Professionals (LMP)
- C. Allied Universal

VI. Staff Update

- A. Office Administrator – Dominique Green
 - 1. September 2023 OA Report
 - 2. Schedule of Events for FY 2024

Exhibit 1

Exhibit 2

VII. Business Items

- A. Consideration of Reissuance of Meadows Deed to Never Sell – *This item brought back from last meeting*
- B. Discussion: Weir Project – *This item brought back from last meeting*
 - 1. Update from Breeze - Engineer Overview
- C. Continued Discussion: Homeowner Action/Response Regarding Dispersion Pond [17923 Cachet Isle Drive] - *This item brought back from last meeting*
- D. Discussion: Events, Process, and Form
 - 1. Event Application Form
 - 2. Calendar of Events printed in The Islander, August 2023
 - 3. Social Group Request for Events at No Charge

Exhibit 3

Exhibit 4

- a. Adult Halloween Party 10/28/23
- b. Letters to Santa Thanksgiving-12/23/23 *(not an event)*
- c. Cookies with Santa 12/2/23
- d. Adult Game Night 1/27/24
- E. Discussion re: Placement of a Portable Ping Pong Table in the Beach Club, to be Donated by Residents of CLI
- F. Discussion/Consideration: Beach Club Facility Agreement and Rental Policies - *This item brought back from last meeting*
 - 1. CLI Beach Club User Agreement DRAFT **Exhibit 5**
 - 2. CLI Beach Club Rental Agreement DRAFT **Exhibit 6**
- G. Discussion/Consideration: Holding a Special Joint Meeting between the POA & CDD, re: Community Covenants & Bylaws **Exhibit 7**

VIII. Committee Reports

- A. Landscape Aquascape Facilities (LAF)
- B. Safety and Security
 - 1. Safety and Security Committee Charter **Exhibit 8**
 - 2. Safety and Security Committee Objectives **Exhibit 9**

IX. Approval of Minutes

- A. Board of Supervisors: August 17, 2023
 - 1. Summary of Motions **Exhibit 10**
 - 2. Regular Meeting **Exhibit 11**
 - 3. Action/Agenda or Completed Items **Exhibit 12**
- B. Safety and Security Committee:
 - 1. September 5, 2023 **Exhibit 13**
- C. LAF Committee: DID NOT MEET IN SEPTEMBER
- D. Other

X. Staff Reports

- A. District Engineer: Johnson Engineering, Inc.
- B. Facilities Manager: John Hall
 - 1. September 2023 Activity Report **Exhibit 14**
 - 2. OLM Landscape Inspection Report for September 2023 **Exhibit 15**
 - 3. Monthly Landscape Maintenance Inspection Grade Sheet **Exhibit 16**

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

D. District Manager: BREEZE

1. FY 2022-2023 Meeting Schedule

Exhibit 17

2. Quorum Check for Next Meeting - October 19, 2023, at 6 p.m.

- a. Seat 1 – Ronald Acoff:
- b. Seat 2 – Renee Fontcha:
- c. Seat 3 – Jorge Castillo:
- d. Seat 4 – Ann Belyea:
- e. Seat 5 – Cynthia McIntyre:

XI. Other Business

XII. Audience Comments – New Business – *(limited to 3 minutes per individual)*

XIII. Supervisor Requests

- A. Seat 1 – Ronald Acoff:
- B. Seat 2 – Renee Fontcha:
- C. Seat 3 – Jorge Castillo:
- D. Seat 4 – Ann Belyea:
- E. Seat 5 – Cynthia McIntyre:

XIV. Adjournment

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Community Development District

EXHIBIT

1

Office Administrator & Events Monthly Report

Meeting date: September 21, 2023

CDD Office

- Routine barcodes, lease renewals and new resident processing.
- Routine invoice coding and AP aging reports.
- Office Organization
- Increasing communication options for residents
- Community event planning and scheduling for end of year and budgeting purposes for next year

CDD Events

UPCOMING:

- Fall Festival | 11/04/23 11am-1pm
- Veterans Day Brunch | 11/10/23 10am-12pm

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Community Development District

EXHIBIT

2

Event Proposal for FY 2023-2024

November

Fall Festival (11/04/2023) 11am-1pm (\$4500.00)

Veteran's Day Brunch (11/10/2023) 10am-12pm (\$650.00)

December

Holiday Boat Parade (12/09/2023) 6:30pm-8:30pm (\$2,300.00)

Cookie Decorating (12/16/2023) 11am-1pm (\$600.00)

February

Movies under the stars (TBD)-

March

Spring Festival/ Easter (03/30/2024) 11am-1pm (\$4500.00)

May

End of School Bash (05/25/2024) 1pm-3pm (\$600.00)

July

Car Show (TBD)- (\$300)

August

Back to School Bash (TBD) 1pm-3pm (\$600.00)

Cory Lakes

Community Development District

EXHIBIT

3



GET INVOLVED!

UPCOMING CORY LAKE ISLES EVENTS

MEET FRIENDS!

EVERY SATURDAY 8-10 AM COMMUNITY SOCCER

Every Saturday morning from 8-10am is community soccer for youth as well as adults. For more info call Ghiath Kashlan at 813-528-1728 or Asad Mohmand at 785-410-7548

SEPTEMBER 9, PING PONG TOURNAMENT

Kids of all ages, men and women are welcome!
Date: Sept. 9, 2023
Time: 10am-2pm
Venue: CLI Beach Club
Entry fee: \$5 per family (to cover cost of supplies and prizes)
Preregistration is highly recommended
To register call/text Mahmood Siddique at 267-626-7486 or email mahmoodsiddique@comcast.net

SEPTEMBER 17, CHESS TOURNAMENT

Kids of all ages, men and women are welcome!
Date: Sept. 17, 2023
Time: 11am-4pm
Venue: CLI Beach Club
Entry fee: \$5 per family (to cover cost of supplies and prizes)
Preregistration is highly recommended
To register call/text Mahmood Siddique at 267-626-7486 or email mahmoodsiddique@comcast.net
Individuals/companies interested in sponsoring this event should contact Cynthia McIntyre

SEPTEMBER 23, CLI LADIES LUNCHEON

All Cory Lake Isles women are invited to the CLI Ladies Luncheon. This has been a very fun and enjoyable event held 2-3 times per year for the past 3 years. All women are welcome. This is a great way to meet your neighbors!
Date: Sept. 23, 2023
Time: 12-2pm
Venue: CLI Beach Club
Pot luck luncheon: bring your favorite dish to share with the ladies in attendance
Preregistration is highly recommended
To register call/text Cynthia McIntyre 203-364-1592 or email cindy@cynthiamcintyre.com
Individuals/companies interested in sponsoring this event should contact Cynthia McIntyre

SEPTEMBER 24, KIDS MARKET

CLI Kids can set up "shop" to sell their products to the residents in Cory Lake Isles. A limited number of tables are available on a first come first serve basis.
Date: Sept. 24, 2023
Time: 11am-2pm
Venue: CLI Beach Club
FREE for CLI Residents.
Preregistration is required.
To register call/text Cynthia McIntyre 203-364-1592 or email cindy@cynthiamcintyre.com
Individuals/companies interested in sponsoring this event should contact Cynthia McIntyre

SEPTEMBER 28, BEACH CLUB RENOVATION WORKSHOP

Residents are invited to attend this workshop, to discuss the type of renovations that should be included in the Scope of Work in remodeling the Beach Club and/or expanding the current workout room/gym.
Date: Sept. 28, 2023
Time: 9am-10am
Venue: CLI Beach Club

SEPTEMBER 30, BEACH CLUB RENOVATION WORKSHOP

Residents are invited to attend this workshop, to discuss the type of renovations that should be included in the Scope of Work in remodeling the Beach Club and/or expanding the current workout room/gym.
Date: Sept. 30, 2023
Time: 9am-10am
Venue: CLI Beach Club

SEPTEMBER 30, FLU & COVID VACCINES

Once again, PRIME RX PHARMACY our neighborhood pharmacy at 10010 Cross Creek Blvd. is providing CLI residents the convenience of getting your vaccines at the CLI Beach Club. The following vaccines will be given: COVID, FLU, Pneumonia, Shingles & Tetanus. PREREGISTRATION IS REQUIRED
Date: Sept. 30, 2023
Time: 11am-1pm
Venue: CLI Beach Club
Preregistration is required
To register call/text Cynthia McIntyre 203-364-1592 or email cindy@cynthiamcintyre.com

DATE IN OCTOBER TO BE DETERMINED: FREE CPR CLASS

The Safety and Security Committee of the CDD will be sponsoring a FREE CPR class in October/November 2023 to be held at the Beach Club. Stay tuned for more information.

EVERY TUESDAY IN OCTOBER PICKLEBALL BEGINNER CLASSES

The Cory Lake Isles Pickleball group is hosting weekly free pickleball lessons for beginners (ages 16+) on Tuesdays from 5:30 to 7:30 PM at the Cory Lake Isles Tennis courts. Wear comfortable attire and tennis shoes. Pickleball paddles and balls are available for you to use. For more information about the regularly scheduled Pickleball games plus beginner classes call Mike Robinson at 813-601-2237.

OCTOBER 28, ADULT HALLOWEEN PARTY

Since the 2022 Halloween party was such a success, the Social Group is again sponsoring the adult only Costume Halloween party. Costumes are optional. Bring appetizers and beverage of your choice.
Date: Oct 28, 2023
Time: 6pm - 10pm
Venue: CLI Beach Club
FEE: Tickets are \$10 per person to cover the cost of the DJ and "liquor permit" to serve alcohol at the Beach Club.
Preregistration is required
To register call/text Cynthia McIntyre 203-364-1592 or email cindy@cynthiamcintyre.com
Individuals/companies interested in sponsoring this event should contact Cynthia McIntyre

NOVEMBER 5, COFFEE AND CARS

Residents are encouraged to bring their cars to be enjoyed by those in attendance.
Date: November 5, 2023
Time: 10am-12pm
Venue: CLI Beach Club
FEE: NONE
Preregistration of cars is requested. Non-residents may also bring their cars to be displayed.
To register call/text Cynthia McIntyre 203-364-1592 or email cindy@cynthiamcintyre.com
Individuals/companies interested in sponsoring this event should contact Cynthia McIntyre

If you are a part of a group or sporting game that is open to new members, please contact Cynthia McIntyre for inclusion in the "Upcoming Events In Cory Lake Isles" section of The Islander.



Upcoming Events in Cory Lake Isles



Cory Lakes

Community Development District

EXHIBIT

4

Cory Lakes CDD
Social Group
Request for Events

- | | | |
|-----------|------------------------------|------------------------------|
| a. | Adult Halloween Party | 10/28/23 |
| b. | Letters to Santa | Thanksgiving-12/23/23 |
| c. | Cookies with Santa | 12/2/23 |
| d. | Adult Game Night | 1/27/24 |

Facility Usage Request

- I. **Date Request Submitted:** CDD Meeting Sept 21, 2023
- II. **Overview of Proposed Event:** Adult Halloween Party.
- III. **Date and Time of Event:** October 28, 2023 6 to 10 pm.
- IV. **Requestor(s):** Social Group
- V. **Community Sponsor(s):** None currently
- VI. **Solicitation Event (Yes/No)** No this is not a fundraiser
- VII. **Objective:** To bring the community together for fun and friendship.
- VIII. **Alignment with Our Charter:**
- IX. **Strategic Value to the Community:** This event brings added value to living in Cory Lakes Isles & therefore makes it a more desirable place to live.
- X. **References:** None
- XI. **Financial Impact to CDD Budget:**
- a. **Staffing Requirements (Hrs./Cost)** Extra staff will be needed since alcohol will be served +\$100 will be paid by the Social Group.
- b. **Materials** None
- c. **Facility Requirements** The Social Group requests that it have access to the Beach Club for a minimum of 8 hours on the date of the event.
- d. **Others** None
- XII. **Risk(s)**
- a. **Homeowner/Community Safety** No anticipate risk. If any health or safety issues occur during the event, 911 will be notified..
- b. **Equipment** All equipment will be provided by the Social Group

c. Security No additional security will be needed

XIII. Insurance Coverage

a. CDD No additional insurance needed on the part of the CDD.

b. Vendor We will hire a DJ and their COI will be provided prior to the event.

XIV. Risk Control Measures

a. Food and Beverage The attendees will bring food to share with everyone.
Food safety measures will be followed..

b. Traffic Excessive traffic is not anticipated.

c. Waste Management The Social Group will remove all trash at the end of the event.

d. Site Safety No problems anticipated.

e. Environmental No problems anticipated.

f. Added Security None

g. Impact to Homeowner The residents of CLI will not be inconvenienced. This is a wonderful opportunity for the adults of CLI to have fun and meet their neighbors!

Facility Usage Request

- I. **Date Request Submitted:** CDD Meeting Sept 21, 2023
- II. **Overview of Proposed Event:** Drop off letters to Santa at the Beach Club. Kids will write letters and turn them in to the CDD office by putting them in the supplied "santa mail box"
- III. **Date and Time of Event:** From Thanksgiving to Dec 23, 2023.
- IV. **Requestor(s):** Social Group
- V. **Community Sponsor(s):** None currently
- VI. **Solicitation Event (Yes/No)** No this is not a fundraiser
- VII. **Objective:** To bring the community together for fun and friendship.
- VIII. **Alignment with Our Charter:**
- IX. **Strategic Value to the Community:** This event brings added value to living in Cory Lakes Isles & therefore a more desirable place to live.
- X. **References:** None
- XI. **Financial Impact to CDD Budget:**
- a. **Staffing Requirements (Hrs./Cost)** None
- b. **Materials** None
- c. **Facility Requirements** The Social Group requests that it place a small " Santa Mail Box" in the CDD office.
- d. **Others** None
- XII. **Risk(s)**
- a. **Homeowner/Community Safety** No anticipate risk. If any health or safety issues occur while kids are dropping off their letters, 911 will be notified..
- b. **Equipment** All equipment will be provided by the Social Group

c. Security No additional security will be needed

XIII. Insurance Coverage

a. CDD No additional insurance needed on the part of the CDD.

b. Vendor None

XIV. Risk Control Measures

a. Food and Beverage None.

b. Traffic No additional traffic other than that which is normally seen at the Beach Club during the time the office is open.

c. Waste Management There is no waste anticipated.

d. Site Safety No problems anticipated.

e. Environmental No problems anticipated.

f. Added Security None

g. Impact to Homeowner The residents of CLI will not be inconvenienced. This is a wonderful opportunity for the children of CLI to enjoy the magic of Christmas!

Facility Usage Request

- I. **Date Request Submitted:** CDD Meeting Sept 21, 2023
- II. **Overview of Proposed Event:** Cookies With Santa. Santa will be present. Cookies and milk will be provided and the kids will fill out their letters to Santa.
- III. **Date and Time of Event:** A Saturday in Dec. If the Beach Club is available, we prefer Dec 2 from 1-3PM
- IV. **Requestor(s):** Social Group
- V. **Community Sponsor(s):** None currently
- VI. **Solicitation Event (Yes/No)** No this is not a fundraiser
- VII. **Objective:** To bring the community together for fun and friendship. This event brings added value to living in Cory Lakes Isles & therefore a more desirable place to live.
- VIII. **Alignment with Our Charter:**
- IX. **Strategic Value to the Community:** This event brings added value to living in Cory Lakes Isles & therefore a more desirable place to live.
- X. **References:** None
- XI. **Financial Impact to CDD Budget:**
- a. **Staffing Requirements (Hrs./Cost)** None
- b. **Materials** None
- c. **Facility Requirements** The CDD will provide access to the Beach Club for a minimum of 6 hours on the date of the event.
- d. **Others** None
- XII. **Risk(s)**
- a. **Homeowner/Community Safety** No anticipate risk. If any health or safety issues occur we will cal 911.
- b. **Equipment** All equipment will be provided by the Social Group

c. Security No additional security will be needed

XIII. Insurance Coverage

a. CDD No additional insurance needed on the part of the CDD.

b. Vendor None

XIV. Risk Control Measures

a. Food and Beverage Cookies and milk will be provided to the children and parents at no charge
Food safety practices will be followed in baking and serving of cookies.

b. Traffic No additional traffic other than that which is normally seen at the Beach Club during
an event. An excess number of cars is not anticipated.

c. Waste Management The Social Group will ensure that all waste is removed
at the end of the event.

d. Site Safety No problems anticipated.

e. Environmental No problems anticipated.

f. Added Security None

g. Impact to Homeowner The residents of CLI will not be inconvenienced. This is
a wonderful opportunity for residents to come together for fun
and friendship!

Facility Usage Request

- I. **Date Request Submitted:** CDD Meeting Sept 21, 2023
- II. **Overview of Proposed Event:** Adult Game Night. The event will feature a number of party games to be played by the attendees.
- III. **Date and Time of Event:** A Fri or Sat night in January from 6 to 10 pm. (date proposed Jan. 27, 2023)
- IV. **Requestor(s):** Social Group
- V. **Community Sponsor(s):** None currently
- VI. **Solicitation Event (Yes/No)** No this is not a fundraiser
- VII. **Objective:** To bring the community together for fun and friendship.
- VIII. **Alignment with Our Charter:**
- IX. **Strategic Value to the Community:** This event brings added value to living in Cory Lakes Isles & therefore makes it a more desirable place to live.
- X. **References:** None
- XI. **Financial Impact to CDD Budget:**
- a. **Staffing Requirements (Hrs./Cost)** None
- b. **Materials** None
- c. **Facility Requirements** The Social Group requests that it have access to the Beach Club for a minimum of 6 hours on the date of the event.
- d. **Others** None
- XII. **Risk(s)**
- a. **Homeowner/Community Safety** No anticipate risk. If any health or safety issues occur during the event, 911 will be notified..
- b. **Equipment** All equipment will be provided by the Social Group

c. Security No additional security will be needed

XIII. Insurance Coverage

a. CDD No additional insurance needed on the part of the CDD.

b. Vendor None

XIV. Risk Control Measures

a. Food and Beverage The attendees will bring food to share with everyone.
Food safety measures will be followed..

b. Traffic Excessive traffic is not anticipated.

c. Waste Management The Social Group will remove all trash at the end of the event.

d. Site Safety No problems anticipated.

e. Environmental No problems anticipated.

f. Added Security None

g. Impact to Homeowner The residents of CLI will not be inconvenienced. This is
a wonderful opportunity for the adults of CLI to have fun and meet
their neighbors!

Cory Lakes

Community Development District

EXHIBIT

5

CORY LAKE ISLES COMMUNITY DEVELOPMENT DISTRICT

ACCESS TO AND USE OF BEACH CLUB FACILITIES, EQUIPMENT AND FURNISHINGS AGREEMENT

Resident expressly agrees that access to and use of all of the Cory Lake Isles Community Development District (the "District") beach club facilities and equipment shall be undertaken by the resident at his/her sole risk. The District shall not be liable for any injuries, damage or loss due to injury or property loss or damage occurring from use or occupancy of the facility whether on the premises or in any parking or access area adjacent to the facility. Resident agrees to hold harmless and not sue the District with respect to any cause of action as a result of the above-mentioned terms.

Resident represents and agrees (please initial each item):

- _____ To abide by all rules and regulations as set by the District. Resident acknowledges that this agreement may be terminated by the District without notice if resident violates the rules and regulations.
- _____ That the district may change its hours of operation without notice.
- _____ To pay for any and all damages, losses, and thefts caused by hir or her use, and use of the resident's family, and the use of the resident's guests (careless, improper or otherwise) of the beach club's facilities, equipment or furnishings.
- _____ This facility will be videotaped for security and safety purposes.
- _____ All patrons must use their assigned facility access issued to them upon entering the beach club area.
- _____ Children under eighteen (18) years of age must be accompanied by a parent or adult patron at all times for usage of the beach club facility.
- _____ Radios, tape players, CD players, MP3 players and televisions, and the like, are not permitted unless they are personal units equipped with headphones.
- _____ Access is only permitted during designated hours, as posted at the Beach Club.
- _____ No jumping, pushing, running or other horseplay is allowed in the beach club.
- _____ Beach Club entrances must be kept closed at all times except when entering or departing.
- _____ Pets (with the exception of service animals), bicycles, skateboards, roller blades, and scooters are not permitted to be used or operated inside the Beach Club.
- _____ Alcoholic beverages are not permitted in the Beach Club, except for District authorized events with a properly executed rental agreement.

_____ The District staff reserves the right to authorize all programs and activities, with regard to the number of guest participants, equipment, supplies, usage, etc., conducted in the Beach Club. A properly executed rental agreement is required for exclusive use.

_____ Continued violation of the Beach Club rules and regulations can result in the permanent expulsion from further Beach Club access.

I HAVE READ, UNDERSTAND, AND VOLUNTARILY AGREE TO THE BEACH CLUB ACCESS TERMS:

Signature: _____ Address: _____

Printed Name: _____

Date: _____ Phone No.: _____

Cory Lakes

Community Development District

EXHIBIT

6

CORY LAKE ISLES COMMUNITY DEVELOPMENT DISTRICT

RENTAL AGREEMENT FOR BEACH CLUB FACILITIES, EQUIPMENT AND FURNISHINGS

This agreement is made between the Cory Lake Isles Community Development District hereinafter referred to as the “District” and the Cory Lake Isles resident named for rental of the Cory Lake Isles Beach Club.

Name: _____

Address _____ Phone & email: _____

Date of Event: _____ Start & End Time: _____

Type of Event: _____

_____ Resident agrees to abide by the District access and use agreement previously executed. Only residents 21 years of age and older are allowed to execute a rental agreement.

_____ The Beach Club is closed on all Federal Holidays therefore not available for rent; dates include New Years Day, Martin Luther King Jr. Day, Memorial Day, Fourth of July, Labor Day, Veterans Day, Thanksgiving and the day after, and Christmas Day.

_____ All fees are payable at the time of the reservation. Only a completed application along with appropriate fees will be accepted. A rental period of up to 2 hours or up to 6 hours is available.

_____ Check here for a rental up to 2 hours. The rental fee is \$150 and the security deposit is \$200. Guests are limited to a total of 25.

_____ Check here for a rental up to 6 hours. The rental fee is \$350 and the security deposit is \$500. In addition, a fee of \$100 is charged if the event includes alcohol consumption. Guests are limited to a total of 100.

_____ Cancellation must be made at least 30 days in advance; a refund of one-half of the deposit will be refunded.

_____ Beach Club hours available for rental are from 9:00 a.m. until 11:00 p.m. 7-days a week. Entertainment including music should end and guests should depart by 10:00 p.m. to allow time for cleanup.

_____ The Beach Club must be restored to its original layout and all folding tables and chairs used must be restored to their racks. All food & beverage, disposables, serving utensils and trays, additional rented tables, chairs and equipment brought to the Beach Club for an event must be removed. All trash must be removed. Failure to comply will result in forfeit of security deposit.

_____ As the event requires CDD staff will monitor the event to ensure compliance with all rules and regulations of the District as well as the laws of the State of Florida.

_____ A valid certificate of insurance for all vendors must be provided 7-10 days prior to the scheduled event, failure to provide a COI may result in the vendor being turned away at the time of the event.

Signature: _____ Address: _____

Printed Name: _____

Date: _____ Phone No.: _____

Cory Lakes

Community Development District

EXHIBIT

7

On Sat, Sep 2 at 10:40 AM , Sheryl Springer <sspringerpoa@outlook.com> wrote:

Good morning

I am the Cory Lake Isles Property Owner's Association (POA) Board President....

I would like to ask that the CDD and POA come together for a joint meeting to discuss our current set of community Covenants and By Laws. The POA Board has had a re-write committee working to refresh our covenants for the past year and a half. We are almost ready to have our legal counsel review the recommendations, and then we will send the proposal out to the homeowners for a vote.

We need a joint meeting for two reasons:

1. The by-laws are 30+ years old and reflect the time when there was only one Board in Cory Lake Isles. As a result, terminology and responsibilities belonging to the CDD are encapsulated in a document that is seen as being under the purview of the POA. We need to somehow keep all of the rules in place, and at the same time make it clear for residents which Board is responsible for certain maintenance, upkeep and enforcement.
2. Enforcement is tricky in this neighborhood, as the CDD has the budget and staff, whereas the POA has the means to enforce via violation letters. Example is speeding. In our by-laws it expressly prohibits speeding, yet the POA has no staff to enforce, whereas the CDD has the speed cameras. We need to come together to figure out if cooperation between the Boards is possible in this and other situations, and then how to capture it in our bylaws for future Boards moving forward.

I would appreciate it if we can have a stand-alone meeting, not attached to an existing CDD or POA meeting, have representatives from Breeze and also Counsel for the CDD present, along with both Boards, our Property Manager and Counsel. This probably will take a minimum of 2 hours. If we can agree upon a date in November, that would be very much appreciated...

Thank you, and I look forward to hearing from you.

--

Sheryl Springer
President, CLI POA Board

Cory Lakes

Community Development District

EXHIBIT

8

Safety and security Committee Charter

Mission Statement: (approved by s&s committee on 5/16/23)

1. " Our mission is to create a safe, welcoming, and inclusive neighborhood that is safe, vibrant, and resilient by fostering a strong sense of community, advocating for effective safety measures & crime prevention measures and promoting positive relationships among residents, local businesses, and law enforcement."

Membership

The Safety and Security will consist of a minimum of three members. The CDD Supervisors have the right to remove an individual committee member at any time. The Chair person or Co- Chairs will be selected by the members and approved by the CDD board. The Safety Committee would consist of CLI residents plus those with specific training and experience in the appropriate areas such as emergency medical responders, fire fighters, CPR/First Aid, etc. If deemed appropriate or needed, the Safety and Security Committee may elect a Secretary, Vice Chair and/or Treasurer.

Authority

The Safety and Security Committee works under the auspices of the CDD Board of Supervisors.

Responsibilities

The Safety and Security Committee has a community-wide, all-hazards approach that emphasizes the engagement of the community and stresses the criticality of awareness and education. The Safety and Security Committee will serve as a resource to driving the development and implementation process for security policies, procedures, and education for residents of Cory Lake Isles. It will set strategic agenda, goals, and objectives for itself. The Security Committee will work in collaboration with the CDD board and CDD staff, Tampa and Hillsborough County enforcement agencies, public officials and the security company employed by the CDD in the further development and implementation of a comprehensive safety and security strategy. The formal existence of a strong, active Safety and Security Committee can further assist the CDD board by ensuring that issues related to safety and security remain a priority in Cory Lake Isles.

Meetings

The Committee meets monthly (or at the direction of the Chairperson) and will present its recommendations to the full board at the monthly CDD meetings

Termination of Membership

The CDD supervisors can terminate the membership of any member of the Safety and Security Committee for any reason but especially for the following reasons:

1. Violation of the Sunshine Laws.
2. Violation of Committee Rules: If a homeowner consistently violates the rules or bylaws of the neighborhood security committee, it could be a valid reason for termination. This could include failure to attend meetings, engage in inappropriate behavior, or not fulfilling responsibilities or obligations as a committee member.
3. Conflict of Interest: If a homeowner's actions or decisions on the security committee are determined to be in conflict with the best interests of the neighborhood or the committee's goals, it could be grounds for termination. This could include engaging in activities that personally benefit the homeowner at the expense of the committee or the neighborhood as a whole.
4. Breach of Confidentiality: If a homeowner on the security committee breaches the confidentiality requirements of the committee, such as sharing sensitive information with unauthorized individuals or entities, it could be considered a serious violation of trust and may result in termination.
5. Illegal or Unethical Behavior: If a homeowner engages in illegal or unethical behavior, it could be a valid reason for termination from the security committee. This could include actions such as fraud, theft, harassment, discrimination, or other unlawful or unethical conduct.
6. Lack of Participation or Inactivity: If a homeowner consistently fails to participate in committee activities, neglects their responsibilities, or shows a lack of commitment to the committee's objectives, it could be a reason for termination. Committees typically rely on active participation from their members to fulfill their goals and responsibilities.
7. Loss of Homeownership: If a homeowner is no longer a homeowner in the neighborhood due to selling their property or other reasons, their membership on the security committee may be terminated automatically as they are no longer eligible to serve.

Cory Lakes

Community Development District

EXHIBIT

9

The objectives of the Safety & Security Committee of the CDD (approved by S&S committee on 5/16/23)

1. **Crime Prevention:** One of the primary objectives of a safety and security committee is to promote a safe living environment and implementing measures to prevent crime. This may include collaborating with local law enforcement, conducting security assessments, and working with our Security Company.
2. **Emergency Preparedness:** The committee will evaluate and make recommendations to the CDD to enhance the community's preparedness for emergencies, such as natural disasters or medical emergencies. This can include developing emergency response plans, organizing drills or training sessions, and ensuring the availability of emergency resources and supplies.
3. **Safety Education:** Educating community members about safety practices and procedures is crucial. The committee may organize workshops, seminars, or information sessions on topics such as personal safety, home security, fire safety, CPR, Alligator awareness info or disaster preparedness.
4. **Maintenance of Security Infrastructure:** The committee may evaluate and make recommendations to the CDD about the security infrastructure within the community.
5. **Policy Development:** The S&S Committee may recommend policies that promote safety and security within the community.
6. **Communication and Collaboration:** The committee may focus on fostering communication and collaboration among community members, local law enforcement, and other relevant stakeholders. This can involve organizing regular meetings, maintaining communication channels, and facilitating dialogue to address safety concerns effectively.
7. **Assessing Risks and Implementing Solutions:** The committee should regularly assess safety and security risks within the community and develop strategies to mitigate them. This can include identifying potential vulnerabilities, evaluating incidents or patterns, and implementing appropriate measures to address identified risks.
8. **Liaison with Local Authorities:** The committee may act as a liaison between the CDD and local law enforcement or emergency services. This can involve reporting concerns, coordinating responses to incidents, and sharing information to ensure a timely and effective response to safety and security issues.
9. **The committee will always work closely with the Facility Manager and maintain a collaborative relationship with him.**

Cory Lakes

Community Development District

EXHIBIT

10

DRAFT

SUMMARY OF MOTIONS MINUTES OF MEETING

CORY LAKES

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development District was held on Thursday, August 17, 2023 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate via ZOOM, at <https://us02web.zoom.us/j/82005655048?pwd=aTEyMWNVVFIZWHP3czBaTXdRdTRxdz09>, Meeting ID: 820 0565 5048, Passcode: 400626, or telephonically at +1-305-224-1968, Meeting ID: 820 0565 5048, Passcode: 400626.

FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance

Chairman Castillo called the meeting to order at 6:03 p.m., conducted roll call, then led everyone in reciting the Pledge of Allegiance.

Present and constituting a quorum were:

Jorge Castillo	Board Supervisor, Chairman
Ann Belyea	Board Supervisor, Vice Chairman
Ronald Acoff	Board Supervisor, Assistant Secretary
Rene Fontcha	Board Supervisor, Assistant Secretary
Cynthia McIntyre	Board Supervisor, Assistant Secretary

Also present were:

Larry Krause	District Manager, Breeze
Patricia Thibault	District Manager, Breeze
Vivek Babbar (via ZOOM)	District Counsel, SRV
John Hall	Facilities Manager
Dominique Green (via ZOOM)	Office Administrator
Becky Abbott	Site Supervisor, Allied
John Alberry	Operations Manager, Allied

On a MOTION by Mr. Fontcha, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved removing items #10 and #11 from the agenda and tabling item #12 until the next meeting, for the Cory Lakes Community Development District.

On a MOTION by Mr. Castillo, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board opened the Public Hearing on the Adoption of the Fiscal Year 2023-2024 Budget, for the Cory Lakes Community Development District.

On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board closed the Public Hearing on the Adoption of the Fiscal Year 2023-2024 Budget, for the Cory Lakes Community Development District.

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

42 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH A VOTE OF 4-1 (Supervisor McIntyre
43 opposed), the Board adopted **Resolution 2023-10, Adopting the Budget for the Fiscal Year beginning**
44 **October 1, 2023, and ending September 30, 2024** for the Cory Lakes Community Development District.

45
46 On a MOTION by Mr. Acoff, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board opened
47 **the Public Hearing on the Imposition of Maintenance and Operation Assessments to Fund the Budget**
48 **for Fiscal Year 2023-2024**, for the Cory Lakes Community Development District.

49
50 On a MOTION by Ms. Belyea, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board closed
51 **the Public Hearing on the Imposition of Maintenance and Operation Assessments to Fund the Budget**
52 **for Fiscal Year 2023-2024**, for the Cory Lakes Community Development District.

53
54 On a MOTION by Ms. Belyea, SECONDED by Mr. Castillo, WITH A VOTE OF 4-1 (Supervisor McIntyre
55 opposed), the Board adopted **Resolution 2023-11 on the Imposition of Maintenance and Operation**
56 **Assessments to Fund the Budget for Fiscal Year 2023-2024**, for the Cory Lakes Community
57 Development District.

58
59 On a MOTION by Mr. Castillo, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board
60 accepted **the Unaudited Financial Statements as of June 30, 2023, correcting the date from June 30,**
61 **2023 to May 31, 2023**, for the Cory Lakes Community Development District.

62
63 On a MOTION by Mr. Fontcha, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
64 **Restoring access to the Beach Club Facility that was previously in place; Keeping the Beach Club**
65 **Facility Door Unlocked when staff is present and allow for fingerprint access to the facility when staff**
66 **is not present, Monday through Sunday**, for the Cory Lakes Community Development District.

67
68 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved
69 **the Minutes for the July 20 Meeting with Amendments as Discussed, including Items A.i., A.ii., A.iii.,**
70 **B., C., and D.**, for the Cory Lakes Community Development District.

71
72 On a MOTION by Ms. McIntyre, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board
73 approved **The Website Management Proposal from Strange Zone to Continue Managing the CDD**
74 **Website for One Year at the Current Cost**, for the Cory Lakes Community Development District.

75
76

77

78

Signature

Signature

79

Printed Name

Printed Name

80 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

81

Cory Lakes

Community Development District

EXHIBIT

11

1 **MINUTES OF MEETING**

2 **CORY LAKES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting and Public Hearings of the Board of Supervisors of the Cory Lakes
5 Community Development District were held on Thursday, August 17, 2023 at 6:00 p.m. at Cory Lakes
6 Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or
7 participate via ZOOM, at
8 <https://us02web.zoom.us/j/82005655048?pwd=aTEyMWNVVFlZWHP3czBaTXdRdTRxdz09>,

9 Meeting ID: 820 0565 5048, Passcode: 400626, or telephonically at +1-305-224-1968, Meeting ID: 820
10 0565 5048, Passcode: 400626.

11 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

12 Chairman Castillo called the meeting to order at 6:03 p.m., conducted roll call, then led everyone
13 in reciting the Pledge of Allegiance.

14 Present and constituting a quorum were:

15 Jorge Castillo	Board Supervisor, Chairman
16 Ann Belyea	Board Supervisor, Vice Chairman
17 Ronald Acoff	Board Supervisor, Assistant Secretary
18 Rene Fontcha	Board Supervisor, Assistant Secretary
19 Cynthia McIntyre	Board Supervisor, Assistant Secretary

20
21 Also present were:

22 Larry Krause	District Manager, BREEZE
23 Patricia Thibault	District Manager, BREEZE
24 Vivek Babbar (via ZOOM)	District Counsel, SRV
25 John Hall	Facilities Manager
26 Dominique Green (via ZOOM)	Office Administrator
27 Becky Abbott	Site Supervisor, Allied
28 John Alberry	Operations Manager, Allied

29 *The following is a summary of the discussions and actions taken at the August 17, 2023 Cory Lakes CDD*
30 *Board of Supervisors Regular Meeting and Public Hearings.*

31 **SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

32 The Chairman addressed the audience, thanking them for attending.

33 **THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

34 Vice Chair Belyea thanked everyone who reached out to her with comments during the past weeks.

35 Supervisor Acoff thanked everyone in attendance for coming out to the meeting and then
36 congratulated Dominique Green on the recent birth of her baby; he also thanked Mr. Hall and the other staff
37 for filling in during her absence, and he welcomed BREEZE to the community.

38 Supervisor McIntyre echoed Supervisor Acoff’s comments.

39 Supervisor Fontcha thanked all for coming out, welcomed the new District Management company,
40 and mentioned that he is looking forward to a good and shorter meeting, as well as a new way to do things.

41 Chairman Castillo reiterated Supervisor Fontcha’s earlier comments about sticking to the three-
42 minute time limit for speakers and noted that with the new management company, meetings are limited to

43 three hours, and that anything not covered in that time frame will need to be carried over to the next meeting.
44 He also asked everyone to be cognizant of their time and limit repetition of comments.

45 **FOURTH ORDER OF BUSINESS – Audience Comments**

46 Several members of the audience addressed the Board:

47 Ryan Foster spoke to item 7B, landscape maintenance and his dissatisfaction with landscapers
48 trimming trees not on CDD property. He also addressed costs for security and a need for more security, as
49 well as questioning why item 12, the reissuance of Meadows Deed to never sell, is still on the agenda, as
50 he thought the matter settled.

51 Ganesh Halade mentioned the clubhouse issue is a mess and looks forward to it being resolved
52 soon, as well as usage and insurance of the facility; he said that the beach club is for the residents and not
53 to be locked up. He also addressed the upcoming festival, and that it should not be religiously divisive. He
54 also wants to allow more people access to the clubhouse.

55 A resident asked Supervisors to check into the gas pipeline option in the community where
56 available; he mentioned that the Social Committee should not be part of the Board at all – anyone who
57 wants to host an event should go directly to the Board. He also addressed the budget.

58 Harry Ramphal addressed some items on the agenda, including that Veterans don't need a handout
59 regarding events; he addressed social events and the budgeted amount for them, as well as tree trimming
60 and the rental agreement for the beach club – he noted, "we pay for it, we should be able to use it."

61 Heather Thompson mentioned the Social Committee under item #17 and that everyone was invited
62 to join and participate; she also noted that the committee is important to have, as are events, to which all
63 are invited.

64 Mahmood Siddique spoke to item #17, saying that it is important to have a Social Committee and
65 important to bring all people together.

66 Pallu Gupta addressed item #15, the Diwali Festival of Lights, saying that event organizers wanted
67 the event to be free, as it is designed to be a community event for all. She also addressed item #17, the
68 Social Committee, and that social events are great for the community, but that not too many people attend
69 events approved by the committee. She noted that the CDD should consider a different format for approving
70 events.

71 A resident mentioned several items with the Board...

72 Before proceeding to the next order of business, Supervisor McIntyre requested the removal of
73 items #10 and #11 from the agenda, and that item #12 be tabled until the next meeting. She also requested
74 items #16 and #17 be moved in place of items #10 and #11. Mr. Krause requested there be a motion to
75 remove items #10 and #11, and to table item #12 to the next meeting, while leaving items #16 and #17
76 where they are on the agenda for ease of doing the minutes.

77 **On a MOTION by Mr. Fontcha, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board**
78 **approved removing items #10 and #11 from the agenda and tabling item #12 until the next meeting,**
79 **for the Cory Lakes Community Development District.**

80 The District Management team at this point in the meeting transferred the ZOOM meeting to the
81 District Manager's computer, as ZOOM was being run on another computer up to this point...

82 Sid Shah asked the Board to consider keeping the facilities open for resident use, including the club
83 house and using the system in place before. He mentioned that the Social Committee represents only a small
84 part of the community. He also mentioned that despite costs increasing, he thought the district had a budget
85 surplus.

86 Rajesh Sethi continued the discussion on the clubhouse and the selling of the Meadows; Supervisor
87 McIntyre provided some background on this item.

88 Carlos Guzman expressed displeasure that the CDD is fixing roads in the community; Mr. Hall
89 addressed this item, explaining that the roads are owned by the CDD, and that the city owns the manholes.
90 Mr. Guzman then mentioned his appreciation for the Social Committee, and its positive impact on
91 community unity.

92 Mr. Babbar mentioned that the CDD is responsible for the roads and the City of Tampa is
93 responsible for the storm sewer system.

94 Another resident, Don Reich, thanked the Board members for their service to the community and
95 welcomed BREEZE as the new District Management company. He also spoke about the health and care of
96 the lakes and aeration systems therein. He also addressed trees dying and the Social Committee and the
97 need to bring unity to the community, and that the Board should consider returning to a system that was
98 successful in the past regarding events.

99 Prashanth Bodhe asked if the community could keep \$1 million in the CDD coffers to pay off items
100 of debt.

101 A resident asked about lights for the tennis courts and whether there was money in the budget for
102 them. Supervisor McIntyre and Mr. Hall commented that a study would need to be commissioned, and that
103 the budget would be addressed later in the meeting.

104 Toshina Sethi mentioned that private rental requests need to be approved by the Social Committee,
105 and with kids returning to school, there are some drop-off location and queuing issues related to safety that
106 the CDD could send an email to residents about.

107 Chairman Castillo asked that Mr. Hall send a community-wide email with some school drop-off
108 suggestions.

109 Mr. Krause advised that there were no comments from anyone on ZOOM.

110 **FIFTH ORDER OF BUSINESS – Public Hearing on Adoption of Fiscal Year 2023-2024 Budget**

111 Ms. Thibault asked the Board for a motion to open the Public Hearing portion of the meeting.

112 On a MOTION by Mr. Castillo, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board opened
113 the Public Hearing on the Adoption of the Fiscal Year 2023-2024 Budget, for the Cory Lakes
114 Community Development District.

115 Ms. Thibault asked for the Power Point to start and introduced herself to the room before
116 proceeding to present the Fiscal Year 2023-2024 budget. She mentioned the Fiscal Year runs from October
117 1 through September 30 and then explained that the budget must be balanced, in that the total amount
118 available through taxation and other sources, including interest and carryover ... equal the total of
119 appropriations and expenditures in reserves.

120 Ms. Thibault mentioned that the budget was changed at the last meeting, and so the Management
121 Team distributed the more updated version of the presentation at this meeting. Ms. Thibault then proceeded
122 to discuss the process of how a budget is put together and then went slide by slide through the FY 2023-FY
123 2024 Budget presentation, highlighting increases and reductions in several line items. She also noted that
124 the expenditures budgeted for FY 2024 are \$2,508,591 - a decrease of \$261,756 from last year.

125 Supervisor Acoff mentioned that the information provided is excellent and encouraged attendees
126 to move to the side of the room to be able to better view the screen/presentation, which other Supervisors
127 also encouraged.

128 In response to praise from Supervisor Acoff about the presentation, Ms. Thibault noted that she
129 believes pie charts and graphs make information much more transparent and understandable. Ms. Thibault
130 then continued with the presentation...Chairman Castillo noted that the Capital Improvement line item
131 included the tennis courts, playground, and the weirs.

132 Supervisor Fontcha asked about the first presentation sent to the Board and why it was different.
133 Ms. Thibault explained that the Board changed the Budget, and so she brought an updated version to the
134 meeting which was distributed to the Supervisors.

135 Vice Chair Belyea also asked about the differences between budgets in the Agenda Packet (book)
136 and what was being presented, and which version was correct. Ms. Thibault advised that what she was
137 presenting matched the higher budget that was in the book and is therefore the correct version.

138 Ms. Thibault concluded her presentation and asked to open questions to the audience. Several
139 audience members presented their comments as part of the Public Hearing:

140 One resident commented about street lighting and whether solar power was a viable and cheaper
141 option. Chairman Castillo noted that the District previously looked into solar power and found it to be a
142 more expensive option with the current technology. The resident noted he would like to see more lighting
143 installed in areas that tend to be less well-lit.

144 Mr. Hall mentioned that TECO evaluated the District's lighting; he said that TECO said it was the
145 District's responsibility to move trees that were blocking the streetlights...

146 Another resident asked the Board to remove expenses for Community Events supplies from the
147 Budget and questioned why amenity staff costs increased. Supervisors responded that expenses in insurance
148 costs are the reason for the increase in costs regarding staff.

149 Another resident asked about holiday decorations and whether the District could save money by
150 purchasing decorations to own versus paying someone annually to install and remove them. Ms. Thibault
151 responded that the District could purchase decorations, but that there are other related issues to consider,
152 such as storage of decorations and whether to hire someone to install/remove them or add those as existing
153 duties to current staff that may affect Worker's Compensation costs, plus the cost to replace broken items
154 as they occur. Vice Chair Belyea added that the District pays a vendor to hang lights high up on some trees,
155 as they have the equipment to do so. She added that if the District took this on, it would have to procure
156 said equipment. She noted they also hung lights about the Beach Club facility that can change colors and
157 saved the District about \$10,000 one year. Supervisor Acoff noted that the lighting scheme can be changed
158 to fit different events and occasions, and simply needs to be requested.

159 Someone asked about the increase in the cache gate assessment, and Supervisor McIntyre
160 mentioned it would be \$500 more for the year for the entire community. Chairman Castillio spoke to the
161 Board having reviewed costs for the past 10 years and trying to keep the assessment fair. Mr. Hall mentioned
162 that the costs were for the gate and the monthly access control.

163 Another resident talked about the lack of irrigation in the CDD area adjacent to his property that
164 negatively impacts his property. He added that someone has requested to purchase said area from the
165 District and pay to irrigate it themselves. Mr. Babbar noted that the District would need to advertise in order
166 to open up to the public any opportunities to purchase CDD land and must sell to the highest bidder. The
167 resident also mentioned he was having issues with trespassers on his property.

168 Supervisors redirected discussions back to the budget.

169 A resident asked how to get a copy of the budget presentation, and Ms. Thibault mentioned that the
170 management company could send it out if the Board provided that direction, as well as post it on the website.

171 When asked by the Chairman, Mr. Krause noted there were no requests to speak by anyone
172 attending the meeting via ZOOM.

173 Ms. Thibault then asked for a motion and a second to close the budget public hearing.

174 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board closed
175 **the Public Hearing on the Adoption of the Fiscal Year 2023-2024 Budget**, for the Cory Lakes
176 Community Development District.

177 A. Proof/Affidavit of Publication

178 Ms. Thibault advised the Board that the proper public notification did go out as prescribed by law,
179 with proof under exhibit 6.A., and that the Board needed to adopt Resolution 2023-10 to accept the Budget,
180 under item exhibit 6.B. Mr. Krause noted that the resolution was under 5.B.

181 Vice Chair Belyea asked about the difference between Resolution 2023-10 and 2023-11; Ms.
182 Thibault explained that Resolution 2023-10 adopts the budget and Resolution 2023-11 adopts the levying
183 of the assessments, which usually follows adoption of the budget in case there are any changes to the budget.

184 B. Consideration of Resolution 2023-10, Relating to the Annual Appropriations and Adopting the
185 Budget for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; Authorizing
186 Budget Amendments; and Providing an Effective Date.

187 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH A VOTE OF 4-1 (Supervisor McIntyre
188 opposed), the Board adopted **Resolution 2023-10, Adopting the Budget for the Fiscal Year beginning**
189 **October 1, 2023, and ending September 30, 2024**, for the Cory Lakes Community Development District.

190 **SIXTH ORDER OF BUSINESS – Public Hearing to Hear Comments and Objections on the**
191 **Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023-2024,**
192 **Pursuant to Florida Law**

193 Ms. Thibault asked the Board to open the public hearing for the imposition of maintenance and
194 operation assessments to fund the budget for Fiscal Year 2023-2024.

195 On a MOTION by Mr. Acoff, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board opened
196 **the Public Hearing on the Imposition of Maintenance and Operation Assessments to Fund the Budget**
197 **for Fiscal Year 2023-2024**, for the Cory Lakes Community Development District.

198 Ms. Thibault explained the process of the public hearing and highlighted the assessment amount
199 proposed to be levied on residents; the assessments are driven by the budget and amounted to an increase
200 of \$105.90 for a single lot over last year.

201 A resident addressed the Board from the audience; Ms. Thibault asked that comments from the
202 audience address only the assessments. The resident asked if the budget decreased, would the assessments
203 decrease as well. Ms. Thibault advised that this would be the case, but that the budget was already adopted,
204 and thus assessments would not change now.

205 On a MOTION by Ms. Belyea, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board closed
206 **the Public Hearing on the Imposition of Maintenance and Operation Assessments to Fund the Budget**
207 **for Fiscal Year 2023-2024**, for the Cory Lakes Community Development District.

208 C. Consideration of Resolution 2023-11, Making a Determination of Benefit and Imposing Special
209 Assessments for Fiscal Year 2023-2024; Providing for the Collection and Enforcement of Special
210 Assessments; Certifying an Assessment Roll; Proving for Amendments to the Assessment Roll;
211 Proving a Severability Clause; and Providing an Effective Date.

212

213 On a MOTION by Ms. Belyea, SECONDED by Mr. Castillo, WITH A VOTE OF 4-1 (Supervisor McIntyre
214 opposed), the Board adopted **Resolution 2023-11 on the Imposition of Maintenance and Operation**
215 **Assessments to Fund the Budget for Fiscal Year 2023-2024**, for the Cory Lakes Community
216 Development District.

217 **SEVENTH ORDER OF BUSINESS – Staff Updates**

218 A. Envera

219 There being none, the next item followed.

220 B. Landscape Maintenance - LMP

221 There being none, the next item followed.

222 C. Allied Universal

223 Becky Abbott (Site Supervisor) and John Allberry (Ops Manager) addressed the Board, including
224 talking about the first day of school and drivers/speeding and kids pick up and drop off issues. Ms.
225 Abbott mentioned that she spoke with Mr. Hall and mentioned some ideas she had to help “ease
226 the chaos” surrounding kids’ drop-off and pick. Mr. Allberry picked up the conversation and asked
227 if there should be designated areas set aside for kids’ pick up and drop off, and asked what they can
228 do to address the issue.

229 Ms. Abbott talked about coning-off areas and doing what they can. She stated that resident
230 pushback included comments like, “this is how things have been done for years,” but Allied is
231 trying to make the process safer for all.

232 Supervisor McIntyre asked how many bus stops are in Cory Lakes; Ms. Abbott advised that this is
233 not a bus stop, but rather a carpool issue. She also stated that she felt the safest place for the carpool
234 area is at the gate.

235 Ms. Abbott discussed that she is a “working supervisor” and tries to help as much as she can while
236 on site; she said she works the gate four days a week. She also worked up a flier on carpool safety
237 that she has been handing out to carpoolers.

238 Supervisor Fontcha asked if the problem with carpoolers is more residents or outsiders. Ms. Abbott
239 said that it is more residents. She said that the guests or outsiders follow her directions better.

240 Supervisor McIntyre mentioned that it might be better, for resident-to-resident transfers, to be done
241 at the Beach Club or tennis courts...

242 Supervisor Fontcha noted there is no space at the tennis courts; he spoke to the advantage of having
243 the gate.

244 A resident spoke up and thanked Allied for their work. She mentioned getting Allied staff some
245 neon vests for their safety. Supervisors asked Mr. Hall to check into getting vests for staff.

246 Supervisor Fontcha mentioned getting cones and using them in the morning especially.

247 Mr. Allberry asked the Board to get the cones with reflectors on them, especially considering earlier
248 darkness with the impending time change. Ms. Abbott mentioned that Mr. Hall issues them the
249 cones.

250 Chairman Castillo mentioned the Board would like to see more consistency with employees
251 regarding Security and less turnover. Mr. Allberry addressed this with the Board and said that he
252 is working on it.

253 Supervisor Acoff asked Mr. Allberry to show “existing versus proposed” for comparative purposes
254 regarding any proposals submitted to the Board for consideration, so that they know exactly where

255 the costs are, and include the benefits gained. He wants to know the added value – what services
256 they get for what money. He said he is looking for justification of expenses.

257 Ms. Thibault advised Board members that they are, at this point, halfway through their three-hour
258 meeting.

259 **EIGHTH ORDER OF BUSINESS – Acceptance of Unaudited Financial Statements as of June 30,**
260 **2023**

- 261
 - Included under this item are the Check Register and the General Ledger

262 Ms. Thibault advised that Wrathell Hunt put these financials together, and noted for the record that
263 despite the Financials saying they were recent as of June 30, they were actually reflective of May
264 31's status.

265 Supervisors asked if the financials will look like those included in the packet moving forward, and
266 Ms. Thibault advised that BREEZE will tailor them to fit the needs of the District Supervisors. She
267 also noted that Mr. Krause would meet with Board members individually to ascertain their
268 preferences regarding presentation of the financials.

269 The Board asked when BREEZE would have a baseline report of the financials, and Ms. Thibault
270 stated that it should be by September or October, as BREEZE only recently received accounting
271 information from the former management firm (the day of the meeting).

272 Ms. Thibault noted that it is her belief that the financial information for a District be transparent so
273 that the residents know what the Board is doing. Supervisors agreed.

274 Supervisor McIntyre asked if the financials must be three months in the rears. Ms. Thibault advised
275 that based on when the Board meets (after the halfway point in the month), that their financials
276 moving forward should reflect the previous month, therefore being only one month in the rears.

277 Ms. Thibault said that as part of her financial assessment, she will review where the District is
278 invested, how their investments work and how much interest they are earning in order to maximize
279 the portfolio on the interest. In addition, she noted that due to her relationships with other financial
280 institutions, she will bring a comparative analysis back to the Board with potentially higher interest
281 rates for higher earnings.

282 Supervisor Acoff asked Ms. Thibault to find out where the \$458,233 as shown by the financial
283 audit is; she said she will find it as part of her in-depth dive into the District's Financials. Ms.
284 Thibault also advised that she sets the budget up so that line items show specific amounts related
285 to certain projects to avoid any confusion over funds that are not otherwise assigned.

286 Supervisor McIntyre mentioned that the District added new roofs to the two Guard houses and the
287 Beach Club and was hoping to see a rate discount from the Insurance carrier for the District
288 accordingly. Ms. Thibault advised that Mr. Krause is already working with the Insurance carrier on
289 that issue.

290 Supervisor Acoff asked if it would be helpful if the Supervisors put together a list of items they
291 would like to discuss when meeting individually with Mr. Krause; Mr. Krause said that would be
292 very helpful.

293 Ms. Thibault and the Board discussed her and the District Management team's availability to meet
294 and discuss any issues with the Board members, during and after business hours.

295 On a MOTION by Mr. Castillo, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board
296 accepted **the Unaudited Financial Statements as of June 30, 2023, correcting the date from June 30,**
297 **2023, to May 31, 2023,** for the Cory Lakes Community Development District.

298 NINTH ORDER OF BUSINESS – Staff Report: Office Administrator – Dominique Green

299 Ms. Green announced her presence on ZOOM and advised the Board that while she has been taking
300 calls at home, the onsite team continues to conduct day-to-day activities, including implementing
301 the same rules and regulations, getting organized, making sure everyone is on the same page, and
302 treating everyone fairly.

303 Ms. Green asked the Board if there was anything they would like for her to work on, and in the
304 meantime, she has created a Facebook page and updated it with community meetings and events.
305 She continues to work with staff to maintain consistency through her maternity leave.

306 Supervisor McIntyre mentioned that she reviewed the previous meeting’s minutes and recalled that
307 last month she brought up that several residents were not being notified when they have guests at
308 the gate because they may not be in the system, and that Ms. Green was to send an email to the
309 community reminding residents that if they are not being notified via text when they have a guest,
310 that they should go to the office to get registered.

311 Ms. Green advised that she did send out a notification through Constant Contact, but she will double
312 check and resend the notification to all residents.

313 Supervisor Acoff noted that it might be wise to send notification multiple times with all the new
314 people coming into the community, perhaps as much as once a week for a time.

315 Supervisor McIntyre inquired of Ms. Green whether she was on her second or third week of being
316 off, but then corrected herself to note that Ms. Green has not been off, but rather working remotely.
317 Supervisor McIntyre then asked when Ms. Green would return, as she is missed. Ms. Green said
318 she has been working from home. Supervisor McIntyre reaffirmed that Ms. Green is on her third
319 week out and expressed her pleasure that everything turned out well. Vice Chair Belyea told Ms.
320 Green to take good care of herself.

321 TENTH ORDER OF BUSINESS – Presentation/Discussion: MJ Sports Coaching Contract

322 This item was REMOVED from the agenda under the FOURTH ORDER OF BUSINESS.

323 ELEVENTH ORDER OF BUSINESS – Discussion: After School Program

324 This item was REMOVED from the agenda under the FOURTH ORDER OF BUSINESS.

325 TWELFTH ORDER OF BUSINESS – Consideration of Reissuance of Meadows Deed to Never Sell

326 This item was TABLED until the next CDD Meeting under the FOURTH ORDER OF BUSINESS.

327 THIRTEENTH ORDER OF BUSINESS – Discussion: Weir Project

328 The Board asked Mr. Krause and Ms. Thibault if they were familiar with the weir project; Ms.
329 Thibault advised that she had read some of the minutes on the project and even reached out to
330 another district engineer to see if he could provide some recommendations, but he said he would
331 need to pull a lot of reports. Ms. Thibault said she then asked the engineer if he could do a flyby
332 of the project at no cost to the Board if the Board was amenable to that. The Board gave direction
333 to Ms. Thibault to proceed with her suggestion to engage her Engineer to review the project at no
334 cost to the Board, and have him get in touch with Johnathan to coordinate. Supervisor McIntyre
335 directed Mr. Krause to make sure this item is on the agenda next month.

**336 FOURTEENTH ORDER OF BUSINESS – Continued Discussion: Homeowner Action/Response
337 Regarding Dispersion Pond (17923 Cachet Isle Drive)**

338 Chairman Castillo asked Mr. Babbar to share an update with the Board on this item. Mr. Babbar
339 stated that he had reached out to the resident and that the resident has since hired a contractor to

340 engage in work on the property, who also appears to be talking with SWFWMD, and that once they
341 have a timeline, they will provide that to the District.

342 Chairman Castillo inquired as to whether there is a timeline that can be shared. Mr. Babbar
343 indicated that once the resident and his team have their conversations with the permitting agencies,
344 and the District has that information, the District will have a better idea of where it is. Mr. Babbar
345 said that he hoped to have an update by the next meeting. Mr. Babbar will continue to stay in contact
346 with District Engineer Phil (Chang).

347 Mr. Babbar next discussed the cease-and-desist letter he has prepared to send to the former tennis
348 coach the day following the meeting (August 18, 2023). Mr. Babbar clarified for the Board that this
349 is for the former coach, Coach B.

350 **FIFTEENTH ORDER OF BUSINESS – Diwali Festival of Lights Clubhouse Rental Request**

351 Prior to discussing this item, Mr. Babbar asked if the Board wanted him to stay on the ZOOM call;
352 consensus from the Board and Ms. Thibault was to let him disconnect for the remainder of the
353 meeting.

354 Chairman Castillo introduced the item and mentioned his understanding, based on the presentation
355 made earlier, was that this is a request to have the fee waived for the event. Chairman Castillo noted
356 that he had received an email from a resident asking for this item to be on the agenda.

357 Vice Chair Belyea noted that Diane Taylor had brought a similar request to the last meeting; she
358 mentioned her belief that there should be some consideration given to events that are being put on
359 for the entire community – once they are scheduled with the CDD office. Ms. Belyea noted that
360 she feels this is a reasonable request. She also mentioned going back to look at the impact of the
361 Social Committee and getting away from what the District previously did, and how they may want
362 to address things in the future. She mentioned that the CDD Board can vote to waive the fee if it is
363 a community-wide event, and that they need to look at their policy.

364 Supervisor McIntyre pointed out that there was a motion at the last meeting, when the August 12th
365 event was approved, and proceeded to quote part of that discussion, which included,
366 "...recognizing that this will be the last exception that is made," and that the motion was approved.
367 She also advised that during that discussion, Supervisor Fontcha said that the Social Group (not
368 Committee) is not going to be able to use the Beach Club anymore, free of charge. Ms. McIntyre
369 says she then said that they will figure out how to make events part of the Social Committee of the
370 CDD. She noted that less than a month has passed and there is someone now who wants to use it
371 for free, despite the majority of the Board saying that was to be the last exception that was to be
372 made.

373 Vice Chair Belyea commented that they have a dilemma, as the Social Committee wants to use the
374 facility for every event they have. Supervisor McIntyre stated that is no longer the case. She said
375 the Social Group is no longer in existence as of the last meeting. She also noted that she cannot
376 afford to pay the \$350 every time they get a group of homeowners together for the many different
377 events they have planned.

378 Supervisor McIntyre noted that the Social Committee charter is on the agenda for discussion, and
379 that Mr. Babbar previously mentioned that he does not have another CDD that has charters for their
380 committees, and suggested they use guidelines for the Social Committee as an alternative.

381 Supervisor Acoff noted that this has been talked about since January, but that they have not had
382 movement on anything. He mentioned wanting to approve something so that they can advise
383 homeowners on what to expect. He emphasized that they need to get a consistent message to the
384 homeowners.

385 Vice Chair Belyea shared that they have a working policy, where if people wanted to have an event,
386 they would come in and sign an agreement with the CDD office and the CDD office would arrange
387 for them to do a rental, and there were many other events the CDD office managed throughout the
388 year.

389 Supervisor Acoff said he is not against anything, but that they really need a policy and consistency.
390 He also mentioned that he would like the Board not to be in the middle of it, and that decisions
391 should be driven by policy and not personality.

392 Chairman Castillo agreed with Supervisor Acoff and recalled that this past year has been the worst
393 that it has been in a long time, with more people wanting to have the fees waived. He said that it
394 was never this much of an issue in the past. Vice Chair Belyea added that they never waived fees
395 before. Mr. Castillo opined that they may want to consider returning to the old way of handling
396 event requests. He said that they want to do the right thing for the homeowners, as they are all
397 homeowners. Mr. Castillo continued to say that he felt the Clubhouse should be open on Sundays,
398 as that is the day most people have off and could use it.

399 Supervisor McIntyre stated that Chairman Castillo is talking about the usage agreement, which is
400 separate from having homeowners use it for free - an item to be talked about later in the meeting.

401 Chairman Castillo noted that all the agreements in place now have convoluted the issue; he said
402 that the District needs to go back to the time when there were no issues. He continued to say that
403 he does not understand why this has become an issue in the past year.

404 Based on comments from Supervisor McIntyre, the Chairman reiterated that he is talking about
405 both the fee waiver issue and the issue of residents being able to use the clubhouse free of charge.

406 Supervisor McIntyre stated that whenever she wants to use the beach club free of charge, she has
407 used the process for the past year and a half that includes a form Supervisor Acoff created that she
408 completes and submits to the CDD. She added that at the last meeting, the majority of the room
409 voted not to allow that to happen again.

410 At this point several members of the audience interrupted and made comments from their seats.

411 Supervisor McIntyre resumed her comments and stated that the Board needed to come to a decision
412 about this issue. She mentioned a discussion at the last meeting that included comments about
413 making an exception at that time, not doing it again, and the possibility of others wanting to use the
414 facility and possibly claiming discrimination if they are not afforded the same opportunities.

415 At this point several members of the audience interrupted again with comments from their seats;
416 again, members of the Board and management team asked the audience to refrain from making
417 comments and respect the meeting process.

418 Supervisor McIntyre stated that the reason there are more issues now is because more homeowners
419 are requesting use of the facility, which is a positive. She continued to explain her vote last month
420 relating to Mrs. Taylor's event request, then began discussing scenarios of the types of events they
421 might need to consider, such as anti-abortion or pro-abortion groups, and whether events like those
422 would be allowed.

423 Supervisor Fontcha noted that items like this are the reason the Board is sitting there – to conduct
424 their own analysis and make determinations based on what they think is going to benefit the
425 community.

426 Supervisor McIntyre asked Supervisor Fontcha about personal events, such as birthdays. He
427 responded that with notice, the Board should use its discretion – Supervisor McIntyre added “on a
428 case-by-case basis.”

429 Vice Chair Belyea suggested that all event requests should go through the CDD office.

430 Supervisor Acoff noted that the reason the form was created was to prevent these types of
431 discussions by the Board. All the information should be there on the form, including insurance and
432 security information, to provide the Board with everything it needs to make an informed decision.

433 Vice Chair Belyea stated that this was part of Amanda's job and part of Dominique's job.

434 Chairman Castillo stated that he regrets saying something at the last meeting that may have
435 indicated his preference for no more free events and stated that the District needed to return to the
436 previous system. He suggested they have the form located in the CDD Office to be completed by
437 resident requestors, then have staff bring it to the next Board meeting for the Board to make a
438 determination.

439 The Board agreed with the Chairman; The Chairman directed residents to reach out to Mr. Hall or
440 Ms. Green at the clubhouse for the form.

441 Supervisor Acoff suggested that the discussed process needs to be sent out to the entire community
442 to eliminate some potential confusion and division; the Chairman agreed.

443 Mr. Krause advised the Board that the time was now 8:09 p.m. Chairman Castillo moved on to the
444 next item on the agenda.

445 **SIXTEENTH ORDER OF BUSINESS – Discussion/Consideration: Beach Club Facility Agreement**
446 **and Rental Policies**

- 447 A. Short Term Rental Agreement
- 448 B. Long Term Rental Agreement
- 449 C. Revisit of Beach Club Use Agreement Motion

450 Supervisor McIntyre stated the Beach Club Facility Agreement was rewritten based on comments
451 "made by this committee over the past few months..." She said that the most recent agreement
452 included the Board's intention to have staff at the facility Monday through Friday until 8:00 p.m.,
453 and that if staff could not be there, they would have the rover there. She added that there is no staff
454 there Saturday morning, so the facility is closed then, and there is no staff or rover there all day
455 Sunday, so it is closed then as well.

456 Vice Chair Belyea stated that this was just discussed and that the residents have asked that the
457 Beach Club revert to its original hours, and she agrees.

458 Supervisor McIntyre stated that, respectfully, Vice Chair Belyea take on the project and rewrite the
459 rental agreements, the Beach Club Facility agreement and the rules and regulations, as she says she
460 has already rewritten them five times with Mr. Hall and Ms. Green.

461 Supervisor Fontcha noted that they are changing what they started, and that there was really nothing
462 wrong with the system in place before the initial changes were made. He suggested they go back
463 to the way things were done previously and walk it forward from there.

464 On a MOTION by Mr. Fontcha, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
465 **Restoring access to the Beach Club Facility that was previously in place; Keeping the Beach Club**
466 **Facility Door Unlocked when staff is present, and allow for fingerprint access to the facility when**
467 **staff is not present, Monday through Sunday, for the Cory Lakes Community Development District.**

468 Supervisor Acoff noted that the District needs to hold people accountable for any damage to the
469 Beach Club facility. Vice Chair Belyea agreed to take the project on from Supervisor McIntyre;
470 Ms. Bleyea requested someone send her the files, that she may edit them.

471 Chairman Castillo noted that as the District intends to hold people accountable. He asked Mr. Hall
472 to look into adding more cameras around the facility; Supervisor Acoff stated that it is important
473 for the team to support Mr. Hall in these efforts.

474 Mr. Hall noted that nine months ago, before this became an issue, his biggest concern was that there
475 were usage agreements for the pool and the gym that people signed, indicating their understanding
476 of the rules and the consequences of breaking them. He noted that there is no such agreement in
477 place for the Beach Club facility.

478 Supervisor Fontcha agreed that it is an issue and that they can use technology, such as cameras, to
479 address the issue.

480 Chairman Castillo advised Mr. Hall that a lot of the furnishings in the facility are old, and that the
481 facility needs a total rehab at some point, but in the meantime, they can try and procure more
482 cameras from Envera, or if Mr. Hall can find an alternative, to look into that.

483 Vice Chair Belyea conveyed her thoughts that the topic needs to be concluded – a vote was taken,
484 and it was unanimous that they go back to the old hours.

485 Supervisor McIntyre directed staff to make sure social media knows that the Board voted
486 unanimously to revert to the former hours. Vice Chair Belyea asked for confirmation that the hours
487 will be posted on the front of the building as well.

488 **SEVENTEENTH ORDER OF BUSINESS – Consideration of Social Committee**

489 • Event Proposal Form and Organizational Guidelines

490 Supervisor McIntyre mentioned that the Social Group did not want to be a committee because they
491 were not sure how to comply with Sunshine laws; She mentioned that she, Mr. Hall, and Ms. Green
492 attempted to structure the group so that they go forward in a positive way and comply with Sunshine
493 laws. She presented Social Guidelines to the Board for its consideration.

494 Ms. McIntyre continued to say that the Social Committee would consist of a Chairman, Ms. Green,
495 and Mr. Hall. She talked about the former Spirit Committee, chaired by Sheila Hack, and how she
496 plans to run the Social Committee the same way, with the exception that the Spirit Committee never
497 received funds from the CDD.

498 Ms. McIntyre recalled that at the last meeting, she suggested funding for the committee be cut at
499 \$18,000, and maybe take five or six thousand out of that, but that the majority on the Board did not
500 want to do that, so she has brought back a proposal to do the Social Committee. The Social
501 Committee would consist of the Chairman, Ms. Green, and Mr. Hall.

502 Ms. McIntyre stated she had concerns about the structure, so she consulted District Counsel Babbar
503 and handed out to the Board his responses to her questions via email. Among the questions was
504 whether a Supervisor could be the Committee Chairman, to which he responded yes, there is no
505 prohibition against that. She also discussed being a liaison with the Security Committee, and the
506 merits of being a liaison versus a member of the committee in regard to voting and Sunshine laws.

507 Ms. McIntyre also brought up the issue of BREEZE Management supervising Ms. Green and Mr.
508 Hall and said Mr. Babbar advised in his email response that the Board members are direct
509 supervisors of District Employees and should not be delegated to the District Management firm.

510 Ms. McIntyre reaffirmed that a CDD Supervisor can be a committee chairman, and that until they
511 find another committee chairman, that she (Ms. McIntyre) serves as committee chairman. She also
512 summarized position responsibilities within the committee setup, including the Office
513 Administrator, Ms. Green, being responsible for the money, so she would be turning in all invoices;
514 Mr. Hall, as Facilities Manager, would also need to be a part of it.

515 Ms. McIntyre stated that she has been working with Ms. Green on putting events together and noted
516 that the events listing in the Board Agenda Packet is incorrect, but that Supervisors were emailed
517 an updated list by District Management. She added that last year, Amanda did a total of nine events
518 and spent about \$15,000 of the budget: the Fall Festival, the International Food and Arts Festival,
519 and the Easter Fest - each was about \$4,000 to \$4,500.

520 Ms. McIntyre stated her objective, along with Mr. Hall, is to present as many events as possible
521 that reach the broadest group of residents, as the intent is to bring as many people together to have
522 a good time. She mentioned the Social Group was very effective at this and noted her belief that if
523 the Social Committee of the CDD sponsored events, they would have even better attendance.

524 Ms. McIntyre mentioned she spoke with Mr. Hall about the Cricket Match and the possibility of
525 charging people \$5.00 to participate. She mentioned Mahmood was in charge of the event, and that
526 he agreed with the notion to charge people \$5.00 to participate in the event. She said Mr. Hall
527 mentioned that in his experience, if you charge people, attendance will suffer. She said that she was
528 proposing 40 events, including a luncheon, where they could have an awards ceremony. The total
529 fee would be \$250, and they would be expecting 50 people.

530 Ms. McIntyre noted that the community has a wide group of people and listed several of the
531 upcoming events to the Board for them. She reminisced about fun game nights, but noted they will
532 not have those anymore for lack of help.

533 Ms. McIntyre stated that Mr. Babbar had previously noted that if there is food as part of a CDD
534 event, it must be catered. She noted there are three ladies' lunches scheduled and \$480 will pay for
535 all the lunch, and that all of the prices associated with each event include catered food.

536 Ms. McIntyre stated her proposal is to have the Social Committee hold three events at a total of
537 about \$12,835. She mentioned that Amanda had kept detailed records until the last three years, and
538 that there were a lot of companies that stepped forward to sponsor events in the past, and that these
539 events may end up not costing the CDD anything.

540 Ms. McIntyre added that when she first started talking to Ms. Green about events, that Ms. Green
541 stated that she does not work weekends, and that nobody told her that was part of her job
542 responsibilities. Ms. Green interjected, and Ms. McIntyre asked Ms. Green if she would work
543 weekends. Ms. Green continued to say that she did not say that she does not work weekends. She
544 explained that what she said was that it was inconsiderate to have back-to-back events and expect
545 people to work weekends when that is the only time they have to spend with their families. Ms.
546 Green stated that she never said she does not work weekends.

547 Supervisor Acoff said that he felt this part of conversation should be taken offline, and Chairman
548 Castillo agreed. Ms. McIntyre mentioned that they can hold events when staff is present.

549 Supervisor Fontcha inquired as to whether they have a CDD Social Committee in place. Supervisor
550 McIntyre stated that that is what they would vote on tonight. Mr. Fontcha responded, based on what
551 he has heard and seen, that he feels they should go back to the way they used to do things, with the
552 Office Manager managing events. He said that they could have the volunteer group that suggests,
553 but not run events. Vice Chair Belyea stated that she agreed with that.

554 Supervisor McIntyre said that the Social Committee would consist of Ms. Green, a Chairman, and
555 Mr. Hall.

556 Supervisor Fontcha reiterated going back to business the way they used to do it. He added that he
557 has no problem with a social group coming together to request the use of the clubhouse for events,
558 but not organizing events. A social group could bring ideas for events, but they should go back to
559 the old way of doing business, as it worked fine.

560 Chairman Castillo asked Ms. Thibault if she could share give direction on how some of her other
561 communities run events. He noted that the Board could use some guidance, and that in the past, the
562 District hired a company to help them that worked out well, but that it cost more than the \$18,000
563 in the budget now.

564 Ms. Thibault mentioned she has been watching Cory Lakes for many years and believes that the
565 former company was called Evergreen. Ms. Thibault continued to say that most of the other districts
566 in the BREEZE portfolio utilize an amenity or lifestyle manager, or they rely on the attending
567 person to supervise events. Ms. Thibault also noted that not one of the 40 districts they manage has
568 a Social Committee that they give this kind of authority to. She recommends they turn it over to
569 somebody in the office or hire someone outside, as they could be exposed to some liabilities, and
570 the added buffer of a staffer or hire could be helpful. She concluded by adding that BREEZE does
571 offer lifestyle services.

572 Chairman Castillo thanked Ms. Thibault for the ideas and asked if the Board could get some
573 references, as he does not want to continue with the sense of division when there is a Supervisor as
574 the Chair of the Social Committee.

575 Supervisor Acoff asked about the Cricket events in August and September and if any of them are
576 actually planned right now, because if they are, he thinks they need to proceed, and they need to
577 move to the next meeting with respite. He asked if the events are to be attended.

578 Supervisor McIntyre stated that they started to promote the events in August and September
579 because she thought "this committee" was going to approve them, but if they return to the former
580 process, Ms. Green should handle. She added that the Back-to-School Pool Party was not held this
581 year because Ms. Green was new and was gone, and they apparently need to cancel the Cricket
582 events.

583 Supervisor Fontcha expressed that it was understandable that the event that was missed was because
584 Ms. Green was new and learning the processes, but it's the District's expectation that moving
585 forward, the big events (Back to School, Boat Parade, etc.) will be run by the Office Manager,
586 unless the District finds someone else to do them. Chairman Castillo agreed.

587 Mr. Hall began to update the Board on the history of events; Vice Chair Belyea stated that perhaps
588 Mr. Hall, being in the office, could run the Cricket Event. Supervisor McIntyre indicated that Mr.
589 Hall had stated that Ms. Green is paid more to do these things.

590 Ms. Thibault stated that what she is hearing from Supervisors is that they want to push this
591 discussion and perhaps have either the amenity manager or designated person do it; that the pressing
592 concern is the August event and having somebody oversee what that event looks like.

593 Chairman Castillo noted that the August event, the Cricket Event, was not planned yet – just
594 communicated. Supervisor McIntyre said that it was not approved because the Social Committee
595 did not request it.

596 Supervisor Acoff asked that they move on to the next item; Supervisor Fontcha stated that Ms.
597 Green might not be available for events due to maternity leave, but the expectation when she returns
598 is that she will manage the big events, unless they find a company at a reasonable cost to manage
599 them.

600 Ms. McIntyre stated that Amanda worked part-time for lifestyle in the office and Wendy worked
601 full-time; when Wendy quit, Amanda went full-time and received an increase in pay to handle
602 everything.

603 Ms. Thibault asked what the hours for the August event were, as she had a Lifestyle Manager from
604 BREEZE at the meeting and could propose a cost to manage it for them. Chairman Castillo advised

605 the event is on a Saturday. Ms. Thibault clarified that the proposal would be for just the one event,
606 as it has already been promoted. Supervisor McIntyre indicated they were expecting 25 people for
607 the event; Board consensus was to move on to the next item on the agenda.

608 Mr. Hall stated that he would send an email to the Board with information on how the process
609 worked under Evergreen, including expenses, as he recalled they may have been close to \$50,000
610 for events, but that only \$14,000 was going toward the events.

611 Chairman Castillo asked for this item to added to the agenda for the next meeting.

612 **EIGHTEENTH ORDER OF BUSINESS – Committee Reports**

613 A. Landscape Aquascape Facilities (LAF)

614 Mr. Carpenter stated there was nothing to report other than the minutes of the last meeting. He did
615 note that the LAF meetings are no longer posted to the board (sign) at the community entrance
616 because the meetings are never removed from it, and it is embarrassing. Vice Chair Belyea and
617 Supervisor Fontcha agreed and stated it was a community-wide issue, not specific to the LAF
618 meeting postings.

619 B. Safety and Security Committee

620 • Updated Charter and Objectives

621 Ms. Thompson asked the Board if they had the Charter and Objectives in their packets. She
622 summarized the minutes from the last meeting and noted there was nothing new to add; she
623 noted they had worked on the next article for The Islander on lightning safety and stroke
624 awareness.

625 Supervisor McIntyre stated that the last time Mr. Babbar was there, he mentioned that none of
626 the CDDs he works with have charters for their committees, so she questioned at that time
627 whether they needed a charter for the Safety and Security Committee. She noted he has not
628 seen a charter and that there is not one included in the packet for this meeting. She asked if
629 they need a charter and whether it needs Board approval.

630 Vice Chair Belyea asked that if the committee does not need a charter, does it need a mission
631 statement, a stated purpose. Supervisor McIntyre mentioned that the LAF has a mission
632 statement and the charter for the Safety and Security Committee had a mission statement as
633 well.

634 Supervisor Acoff stated they need to look at it and make a decision; others stated this is the
635 third time this has been brought up; Ms. Thompson said she would get something to the Board
636 for its review.

637 There was a call for a time check, and Ms. Thibault noted the time was 8:43 p.m.

638 **NINETEENTH ORDER OF BUSINESS – Approval of Minutes**

639 A. Board of Supervisors: July 20, 2023

640 i. Summary of Motions

641 ii. Regular Meeting

642 iii. Action/Agenda or Completed Items

643 B. Safety and Security Committee: July 18, 2023

644 C. LAF Committee: August 7, 2023

645 D. Other

646 Supervisor Acoff had changes on page 2 – change Lauren Krause to Lauren Parsons throughout the
647 minutes, including line 72 and line 77, according to Vice Chair Belyea.

648

649 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved
650 the Minutes for the July 20 Meeting with Amendments as Discussed, including Items A.i., A.ii., A.iii.,
651 B., C., and D., for the Cory Lakes Community Development District.

652 **TWENTIETH ORDER OF BUSINESS – Staff Reports**

653 A. District Engineer: Johnson Engineering, Inc.

654 There being none, the next item followed.

655 B. Facilities Manager: John Hall

656 There was no update on the weirs, aside from what Ms. Thibault advised earlier in the
657 meeting about contacting her engineer to do a high-level review.

658 Mr. Hall advised that parts were ordered for the treadmills – the lift motor. Chairman
659 Castillo asked for an ETA on repairs. Mr. Hall stated he had reached out to the company numerous
660 times with no response, so he will try and contact the owner of the company next.

661 Mr. Hall also noted he continues to work with Phil (Engineer) and Mr. Babbar on the Cache
662 Isle item; he also indicated he’s trying to get the paver company out to the community for the
663 roadways – they did a little bit of work the previous week. They are using the mixed sand as
664 prescribed.

665 Mr. Acoff noted the last repairs looked much tighter than the previous attempts. Mr. Hall
666 agreed and noted he advised the vendor to not rush the job but to do it right.

667 Vice Chair Belyea opined on the possibility of shutting down the Cross Creek entrance
668 when the repairs there are scheduled to take place. Mr. Hall noted they try and do the work between
669 bus runs, as they cannot re-route the buses.

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

671 There being none, the next item followed.

672 D. District Manager: BREEZE

673 Ms. Thibault advised that BREEZE had begun the transition from Wrathell Hunt, having
674 received all the electronic files as of that day, with downloading and sorting now taking place. She
675 introduced Ms. Parsons and noted her own pride in the BREEZE Resident Support Center, to which
676 Ms. Parsons would speak.

677 Ms. Parsons noted that she had received the community newsletter, and they used a lot of
678 contacts there to start building their Resident Support Center. She also noted that they received
679 their first phone call that day, inquiring about the HOA Management Company, which they
680 provided. Ms. Parsons stated that she brought some fliers to leave for residents with phone and
681 email contact information and advised that residents can also reach them through the website.

682 Supervisor Acoff mentioned receiving an email for a proposal for the website; Ms. Thibault
683 advised that came from Mr. Krause. Mr. Acoff asked if, at that moment, the website is in
684 compliance. Ms. Thibault confirmed that it is. She added that Wrathell Hunt had the domain and
685 that it had to be flipped over to the CDD, and that the District could retain the current vendor or
686 approve another vendor to manage the website, and that would be for the Board to make a motion
687 on. She recommended that the Board retain the domain in the name of the CDD, so that it does not
688 reside with a vendor or management firm, and thus would need to be reacquired should there be a
689 change.

690 Ms. Thibault indicated there are two proposals for website management provided by Mr.
691 Krause; one is to maintain the website at the current cost, and the second with another vendor would
692 cost about \$900.00 more a year plus start-up costs. She noted that BREEZE is not familiar with
693 Strange Zone, but if there are issues, she will advise the Board as such. Mr. Krause advised that
694 they have been very responsive to his requests. Supervisor McIntyre advised that the website needs
695 to be updated, and Mr. Krause advised he has already started an audit of the site.

696 On a MOTION by Ms. McIntyre, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board
697 approved **The Website Management Proposal from Strange Zone to Continue Managing the CDD**
698 **Website for One Year at the Current Cost**, for the Cory Lakes Community Development District.

699 Vice Chair Belyea inquired as to whether Ms. Green would have access to post CDD items
700 to the website. Ms. Thibault advised the process would continue as it had, but that BREEZE will
701 look to the Chair and Vice Chair for additional guidance concerning processes. Ms. Belyea and
702 Chairman Castillo advised that Ms. Green and Mr. Hall should have editing access, as they run the
703 day-to-day activities of the District.

704 Ms. Thibault restated that Brezee intends to review the District's processes; she also noted
705 the time as 8:54 p.m., but they will go to 9:10 p.m. as the meeting started at 6:10 p.m., according
706 to Supervisor McIntyre.

707 Chairman Castillo asked Mr. Hall about the clubhouse portico. Mr. Hall noted that a U-
708 Haul was driven underneath it a couple of weeks prior and got stuck; he noted they kept the deposit.

709 Supervisor Acoff noted there are a lot of moving parts, and some people are working
710 remotely, but that if any staff need anything from the Board, to let them know.

711 Mr. Hall advised that he is focusing on enforcing rules and regulations and getting people
712 to turn in their fingerprints for gym use.

713 On final remarks for this item, BREEZE stated they are very excited to be here, and a
714 Supervisors responded in kind.

715 **TWENTY-FIRST ORDER OF BUSINESS – Other Business**

716 Supervisor Acoff stated he wanted to talk about the Budget Report, that it made him feel like he
717 was back in the corporate world and that it had good information. Supervisor McIntyre stated it
718 was a red-letter day.

719 **TWENTY-SECOND ORDER OF BUSINESS – Public Comments: Non-Agenda Items (3 Minutes**
720 **per Speaker)**

721 Vinoo Minna addressed the Board. He asked that a communication go out to residents about
722 security – Mr. Hall said that they would send an email to all residents. He also asked if it was all
723 right to use the outside parking lot (outside the gate) at the Cross Creek entrance, to exchange
724 students.

725 Mr. Hall noted this was discussed previously, but that due to the normal flow of traffic, it was not
726 practical, despite that area belonging to the CDD.

727 Mr. Minna also addressed speeding in the community as an issue. He also addressed the poor
728 quality of the ZOOM audio and that the mics needed to be turned on when people speak. Supervisor
729 McIntyre asked if he meant now or throughout the meeting, as Mr. Hall noted there were some
730 technical issues earlier in the meeting, but that those were resolved now. Mr. Hall also noted that
731 when the mics are not on for the Supervisors, it is harder to hear, and when people speak from their
732 seats rather than approach the standing mic, that also makes it harder to hear.

733 Someone asked if fingerprint access was enabled at the Beach Club yet; Supervisor Fontcha advised
734 that it is being worked on but is not active yet. Supervisor McIntyre advised it is shut down after
735 8:00 p.m., and that it was now after 8:00 p.m.

736 Harry Ramphal addressed the Board. He complimented the BREEZE team and stated that he
737 appreciates the Board and what they do.

738 **TWENTY-THIRD ORDER OF BUSINESS – Supervisors' Requests**

739 Supervisor Acoff mentioned an email regarding town halls, one for Monday, August 28th at 6:30
 740 p.m. and another scheduled for Wednesday, September 28th at 9:00 a.m. and another on Saturday,
 741 September 13th at 10:00 a.m., and wanted to make sure all Supervisors received it. Several
 742 Supervisors confirmed that they did receive the email.

743 **TWENTY-FOURTH ORDER OF BUSINESS – Adjournment**

744 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
 745 adjourn the meeting. There being none, Mr. Acoff made a motion to adjourn the meeting.

746 On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adjourned
 747 the meeting at 9:04 p.m. for the Cory Lakes Community Development District.

748 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
 749 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
 750 *including the testimony and evidence upon which such appeal is to be based.*

751 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
 752 **meeting held on _____.**

753

Signature

Signature

754

Printed Name

Printed Name

755 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

756

Cory Lakes

Community Development District

EXHIBIT

12

Cory Lakes Action Item List

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	11.18.21	ACTION	Ms. Schewe: Forward newsletters to Admin to post on CDD website.	X			
2	02.17.22	ACTION	Ms. Schewe: E-blast residents every 10 days to join CDD Facebook page.	X			
3	06.16.22	ACTION	Ms. Schewe: Amend swim instructor contract and email to Ms. Agnew.			X	02.16.23
4	06.16.22	ACTION	Ms. Schewe: Contact POA Board, LAF and the Color Committee to set a meeting date to discuss CLI's color palate.			X	02.16.23
5	06.16.22	ACTION	Staff: Obtain COT's Emergency Plan for hurricanes.	X			
6	07.21.22	ACTION	Mr. Adams would prepare an addendum to the holiday lighting contract			X	02.16.23
7	07.21.22	ACTION	Mr. Hall: Write letter to Waste Management asking them to not damage the garbage cans.			X	02.16.23
8	09.15.22	ACTION	Staff: Procure plaque expressing appreciation to Mr. Forbes for his service to the community by the next meeting.			X	02.16.23
9	09.15.22	ACTION	Mr. Adams: Find out if Coach B's COI has been automatically updated.			X	02.16.23
10	09.15.22	ACTION	Ms. Belyea: Help Ms. Schewe/Mr. Hall revise Clubhouse Usage Agmt 11.17.22 Ms. Evans: Gather Board comments/edits to Agreement & email to Ms. Belyea for revision and presentation at next meeting.			X	02.16.23
11	09.15.22	ACTION	Mr. Adams: Email Clubhouse Usage language outlined by Ms. Belyea, to Mr. Babbar for review.			X	02.16.23
12	09.15.22	ACTION	Mr. Hall: Have the palms trimmed on the sidewalk side.			X	02.16.23
13	09.15.22	ACTION	Mr. Adams/Mr. Hall: Ask TECO to waive costs of enhanced LED Streetlights and report outcome at the next meeting.			X	02.16.23
14	09.15.22	ACTION	Coach B: Review his financial records & report revenue % owed to CDD.			X	02.16.23
15	09.15.22	AGENDA	Mr. Adams: Put "Community Speeding" discussion on October agenda.			X	02.16.23
16	09.15.22	AGENDA	Mr. Adams: Include "Update: Landscape Maintenance" on all agendas.			X	02.16.23
17	11.17.22	BOTH	Mr. Adams: Get old gym expansion est, update & present at next mtg.			X	02.16.23
18	11.17.22	ACTION	Mr. Hall: Obtain proposals to improve the monuments.	X			02.16.23
19	11.17.22	ACTION	Mr. Hall: Research cost of Geotech study & update at next meeting.			X	02.16.23
20	11.17.22	ACTION	Mr. Adams: Notify insurance carrier of new Clubhouse roof.			X	02.16.23
21	12.15.22	ACTION	Mr. Adams: Have Mr. Pinder simplify financials to have best accounting practices data & prep separate accounting schedule w/ sources & uses of funds & include general ledger entries on financials.	X			
22	12.15.22	ACTION	Mr. Hall: Ask County about contracting its patrol services.			X	02.16.23
23	01.19.23	ACTION	Ms. Evans: Provide weekly Facilities updates to Board Members	X			

24	01.19.23	ACTION/ AGENDA	Ms. Evans: Email Short-term User Agreement to Ms. Belyea to revise. Mr. Adams: Put User Agreement on next agenda.			X	02.16.23
25	01.19.23	AGENDA	Mr. Adams: Put Instructor Agreements & COI discussion on nxt agenda.			X	02.16.23
26	01.19.23	ACTION	Mr. Babbar: Attend Regular Meetings every two months for one hour.	X			
27	01.19.23	AGENDA	Mr. Adams: Put "Spirit Committee Replacement" on next agenda under Office Administrator's Report.			X	02.16.23
28	01.19.23	AGENDA	Mr. Adams: Put dissolving Sunshine Board discussion on next agenda.			X	02.16.23
29	02.16.23	ACTION	Mr. Adams: Adjust Unaudited Financials to show requested breakouts.	X			
30	02.16.23	AGENDA	Mr. Adams: Put potential insurance carriers discussion on next agenda.	X			
31	02.16.23	ACTION	Mr. Chang: Secure quotes for weirs and present at next meeting	X			
32	02.16.23	ACTION/ AGENDA	Ms. Evans: Email link to new digital Islander & associated website to BOS. Mr. Adams: Put "Digital Islander" discussion on next agenda.	X			
33	02.16.23	AGENDA	Mr. Adams: Put "Towing Issues & Options" on next agenda.	X			
34	02.16.23	ACTION	Staff: Give insurance forms to instructors/coaches without one on file.	X			
35	02.16.23	AGENDA	Mr. Adams: Put "Food Safety at CDD Events" on next agenda.			X	05.18.23
36	02.16.23	AGENDA /ACTION	Mr. Adams: Add "Employee Health Benefits" to next agenda & research obtaining \$6,000 base benefit pkg for full-time CDD employees.	X			
37	02.16.23	AGENDA	Mr. Adams: Include "Community Social Walk" event on next agenda.	X			
38	03.16.23	ACTION	Mr. Babbar: Draft & email template Sports Camp Agreement to Mr. Adams. Mr. Adams: Distribute to Board Members for review.	X			
39	03.16.23	ACTION/ AGENDA	Ms. Evans: Update Beach Club Facility Agreement & present at next meeting. Mr. Adams: Include Agreement on April agenda.			X	05.18.23
40	03.16.23	ACTION	Mr. Hall/Mr. Babbar: Prep letter to Cachet Isle owner re: drainage issue.	X			
41	03.16.23	ACTION	Mr. Chang/Mr. Hall: Inspect weirs & report findings at next meeting, with list of all weirs and when last recertified.	X			
42	03.16.23	ACTION	Ms. Evans: Prep Digital Islander Posting Rules. Email to BOS before next meeting.	X			
43	03.16.23	ACTION	Mr. Babbar: Provide written Instructor Insurance guidelines to BOS.	X			
44	03.16.23	ACTION	Mr. Babbar: Prep & email simpler food safety waiver to Mr. Adams for dissemination to BOS.	X			
45	03.16.23	ACTION	Mr. Hall: E-blast Nuisance Alligator Procedure to residents.	X			
46	03.16.23	ACTION	Mr. Adams: Include CDD G/L and invoices in all future agendas.			X	05.18.23
47	03.16.23	ACTION	Mr. Adams: Invite the Controller to the next meeting.	X			
48	03.16.23	ACTION	Mr. Adams: Prep seven-year reconciliation to track expenditures & Excel spreadsheet identifying capital infrastructure re-investment plan.	X			
49	03.16.23	ACTION	Mr. Hall: Obtain another proposal to repaint tower and monuments.	X			
50	03.16.23	ACTION	Mr. Hall: Confer with Ms. Gupta re: Cachet Isles camera proposals.	X			
51	04.20.23	ACTION	Ms. Evans: Prepare a best practices security document and email it to the Board for review.	X			

52	04.20.23	ACTION	Staff: Prepare a contract for the Sports Camp for a four-week camp pending vendor's business license, insurance and background checks.	X			
53	04.20.23	ACTION	Mr. Adams: Collect phone survey edits from the Board and give to Triton for updated survey ahead of the next meeting.	X			
54	04.20.23	ACTION	Mr. Hall: Secure proposal to change lines to prolong the pool heaters.	X			
55	04.20.23	ACTION	Mr. Adams: Create employee personnel policy with feedback from Board before next meeting.			X	05.18.23
56	04.20.23	AGENDA	Mr. Adams: Include Food Safety Waiver on next agenda.			X	05.18.23
57	04.20.23	AGENDA	Mr. Adams: Include Vendor License Agreement on next agenda for discussion and consideration.			X	05.18.23
58	05.18.23	ACTION	Mr. Adams: Research whether the Supervisor of Elections will allow a referendum on the ballot.			X	06.15.23
59	05.18.23	ACTION	Mr. Adams: Research & confirm if \$9,450 "Miscellaneous field expense" on Page 3 of financials relates to the boat.	X			
60	05.18.23	ACTION	Mr. Adams: Provide monthly Uses Report for the \$700,000 account.	X			
61	05.18.23	ACTION	Mr. Adams: Research General Ledger & advise why "Beach club office supplies" line item is at 100% of budget.	X			
62	05.18.23	ACTION	Mr. Adams: Establish 3 Truist accounts for remaining funds from 2022 in Fund Balance.	X			
63	05.18.23	ACTION	Mr. Adams: Present investment options in advance of next meeting.	X			
64	05.18.23	ACTION	Mr. Adams: Develop incoming revenue policies to be implemented.	X			
65	05.18.23	ACTION	Mr. Adams: Update Employee Handbook and Policies.	X			
66	05.18.23	ACTION	Mr. Adams: Obtain and negotiate bill for telephone survey.	X			
67	05.18.23	ACTION	Mr. Adams: Contact District Counsel regarding the demand letter.	X			
68	05.18.23	ACTION	Mr. Adams & Mr. Hall: Address financial matters & take necessary corrective action.	X			
69	05.18.23	ACTION	Mr. Adams: Provide amortization schedules for the Gator and 2 trucks.	X			
70	05.18.23	ACTION	Mr. Hall: Work with the Accounting Department and the contractor to recode expenditures to "Well maintenance – irrigation".	X			
71	06.15.23	ACTION	Mr. Adams: Email Amortization Schedule for the \$700,000 loan to Board Members.	X			
72	06.15.23	ACTION	Mr. Adams: Provide a copy of the holiday decorating contract.	X			
73	06.15.23	ACTION	Mr. Hall: Obtain proposals for resurfacing priorities.	X			
74	06.15.23	ACTION	Mr. Adams: Provide updated budget for discussion at the July meeting.	X			
75	06.15.23	ACTION	Mr. Adams: Re-send emailed reserve study to all Board members.	X			
76	06.15.23	ACTION	Mr. Hall: Confer with Envera to address access issues on Sundays.	X			
77	06.15.23	ACTION	Mr. Adams: Ask Mr. Babbar how best to memorialize a Board decision not to sell the weirs and if a deed restriction is necessary.	X			
78	06.15.23	ACTION	Mr. Chang: Email update regarding inspection of weirs.	X			
79	06.15.23	ACTION	Mr. Hall: Address a double invoicing issue.	X			

80	07.20.23	ACTION	Mr. Henderson: Revise the Allied proposal and present it at the next meeting	X			
81	07.20.23	ACTION	Mr. Holliday: Present a report on Envera's new technology, at a future meeting and provide Board Members with a hard copy in advance of the presentation	X			
82	07.20.23	ACTION	Ms. Green: Forward updated CLI Facebook page to the Board via constant contact.	X			
83	07.20.23	ACTION	Ms. Green: Email residents and request that they alert the Admin office of all instances where the guards failed to notify them of guest visits.	X			
84	07.20.23	ACTION	Mr. Adams: Adjust the budget to include the reserve study costs, Allied increase, increased Management and paver costs.	X			
85	07.20.23	AGENDA	Mr. Adams: Include the weir project as a discussion item on the next agenda	X			
86	07.20.23	AGENDA	Mr. Babbar: Provide 5 hours of legal advice and help review footage of potential theft by the prior Office Administrator and report his findings.	X			
87	08.17.23	ACTION	Mr. Hall: Send email to residents re: school drop off tips				
88	08.17.23	AGENDA	Mr. Krause: REMOVE items 10, 11 form agenda; Table item 12 to Sept. meeting; COUNSEL to attend			x	
89	08.17.23	ACTION	Mr. Krause: Post Budget Presentation to Website			8/30/2023	
90	08.17.23	ACTION	Mr. Hall: Send email to residents re: budget presentation		x		
91	08.17.23	ACTION	Mr. Hall: Get NEON VESTS for Carpooling Staff				
92	08.17.23	ACTION	Mr. Hall: Get TRAFFIC CONES with reflectors for ALLIED to use				
93	08.17.23	ACTION	Mr. Krause: MEET with Supervisors - financials, agendas, facilities, etc.				
94	08.17.23	ACTION	Supervisors: Provide list of issues to discuss with DM to Mr. Krause	x			
95	08.17.23	ACTION / AGNEDA	Ms. Thibault: Connect with Mr. Woodcock (Engineer) to review weirs		x		
96	08.17.23	ACTION	Ms. Green: resend email to residents re: registering for guest notifications via text	x			
97	08.17.23	ACTION	Staff: send files re: Beach Club Rentals to Supervisor Belyea for review			x	
98	08.17.23	ACTION / AGNEDA	Mr. Krause & Ms. Thibault: someone to talk to Board re: events management		x		
99	08.17.23	ACTION	Mr. Hall: send email to Supervisors re: prior events planning process				
100	08.17.23	ACTION	Ms. Thompson: send committee policies to Supervisors			9/1/2023	
101	08.17.23	ACTION	Mr. Krause: Post ADOPTED BUDGET, MINUTES to website			x	
102	08.17.23	ACTION	Mr. Krause: work with EGIS Insurance on policy discount (new roofs)		x		
103	08.17.23	ACTION	Mr. Krause: Complete audit of website and UPDATE	x			

Cory Lakes

Community Development District

EXHIBIT

13

Safety and Security Committee September 5, 2023

MEETING MINUTES

Date of Meetings: Tuesday, September 5, 2023 Next Meeting: Tuesday, October 10, 2023

Time: 6:30pm

Location: Cory Lake Isles Beach Club, 10441 Cory Lake Drive, Tampa, FL

Attendees: Heather Thompson, Sal Mani, Sima Peterson, Kindy Kulosa (community member), Cynthia McIntyre (CDD Supervisor Liaison)

- 1) Meeting called to order at 6:41pm by Heather Thompson, committee chairman.
- 2) All members introduced themselves.
- 3) Discussion of Annual S&S Committee Calendar of topics for the safety and security of the residents of Cory Lake Isles.
- 4) Discussion of September Back to School Safety topics.
- 5) Discussion of October upcoming topics.
- 6) Recommendation to CDD of having weekly safety and security reminders sent via email from the CDD. The committee voted "Yes" unanimously.
- 7) Kindy presented AARP Defensive Driving Course to committee; committee voted "Yes" unanimously to offer the class in January for \$25 to all residents 16 and older. People that complete the course are eligible for a 5% discount on insurance.
- 8) Sal presented about having CPR classes and AED classes that he will volunteer his time. Since he only has one mannequin classes will be 10 or less; committee voted "Yes" unanimously. Committee agreed certificates will not be presented.
- 9) Recommendation to CDD to have Facility Manager call Tampa Police Department for all incidents that result in potential or actual damage to CDD property. Committee members voted "Yes" unanimously.
- 10) Committee voted "Yes" unanimously to remove Brian Little from committee for number 6 of Committee Charter, missing four meetings in a row.
- 10) Under new business: Distributed handouts for committee members to review and discuss at next meeting. Recommend to ask the attorney the liability of having the pool attendants AED and CPR certified. Ask insurance company about AED at the Pool. Pool safety article about children unattended. Evaluate locations of all cameras and make recommendations as needed.
- 11) Scheduled next meeting for October 10, 2023 at 6:30pm.
- 11) Meeting adjourned at 8:09pm by Heather Thompson.

Minutes accepted by the Cory Lakes CDD Board of Supervisors at its meeting held on the _____ day of _____, 20____.

Printed Name

Printed Name

Secretary/Asst. Secretary

Chairman/Vice Chairman

Cory Lakes

Community Development District

EXHIBIT

14

Cory Lakes Community Development District

Facilities Manager

September 2023, Activity Report

BEACH CLUB

1. Replaced a/c filters and cleaned drain lines. (Monthly)
2. Restacked tables and chairs after rentals.
3. Working with Dominique and her staff on updating Homeowner and tenant profiles and training on best practices. (We keep finding new issues but have made giant leaps forward.)
4. Helping with office with Dominique out on maternity leave.
5. Quarterly pest control completed.
6. Repaired the lights on the Clubhouse portico after damage by uhaul.

Pool

1. Cleaned AC filters and vacuumed drain lines.
2. Helped with routine sanitation.
3. Cleaned mildew stains around the pool area. (Ongoing)
4. Replaced 2 more umbrellas.
5. Pool attendants are fixing to return to college so will need to look for replacements.
6. Replaced pool fountain motor and rewired the control box.
7. Still waiting on replacement lap lanes.
8. Quarterly pest control completed.
9. Removed and replaced all furniture for hurricane.

PLAYGROUNDS

1. Kept clean and organized. Lots of leaf litter this time of year.
2. Most work done. Need to do roofs to the taller towers and paint the columns at the pool playground.

GYM

1. Kept area clean and organized.
2. Replaced AC filters and flushed drain lines.
3. Helped with routine sanitation.
4. Replaced lift motor on treadmill.

LANDSCAPING

1. Working on replacing and installing plants around the community. Replacing missing plants as they come up. (Ongoing)
2. Working on irrigation issues around the community. Ongoing

3. OLM inspection was on 9/6/2023. LMP awarded 92.5% rating. Bed weeds and mow marks brought down the score.
4. LMP working on seasonal cutbacks.
5. Starting plans for palm pruning and mulching in October and November.

LAKE MANAGEMENT

1. Solitude was out this week and treated some of the lake for grass and algae.
2. Lake and pond levels are holding with rain cycles.
3. Lakes and ponds looking better.

SECURITY

1. Replaced batteries and pulled weekly reports.
2. Allied management still working on keeping gates staffed. Lots of new faces. Still having lots of turn over. Seems every week is a new face. Trying to fix some guard issues.

OTHER ACTIONS

1. Working with District engineers on inspections of the community SWFWMD control structures.
2. Working with District engineer on drainage issue on Cachet Isle. Ongoing (Vivek has sent out a notice to homeowner. SWFWMD has issued a violation to the District so we will have to game plan on how to resolve this issue. (Homeowner still asking for more time)
3. City of Tampa will be doing work to the three City maintained lift stations. A notice will be sent out before each project begins. No Start date yet.
4. Started cleaning rust stains on MB entry. Ongoing
5. Helping to keep office running with Dominique out of the office. Working with Dominique and her staff.
6. Repaired electric along the Cross Creek exit side. Still have a few issues to address but main lighting is working. (Still working on small issues)
7. Replaced a few speed limit signs due to fading. Will be replacing some other signage as well.
8. Took down tennis screens for hurricane. Delayed reinstalling due to possible storm in Atlantic. Will be reinstalling now that threat has lessened.
9. Reset all fountains after hurricane.

Cross-Creek Security Gatehouse

1. Replaced air filter and flushed drain line.
2. Oiled gate arms.
3. Reset timers for fountains after storm

Morris Bridge Security Gatehouse

1. Replaced ac filter, flushed and vacuumed drain lines.
2. Greased gate hinges.
3. Repaired two more column lights. Trying something different with the mounting brackets to slow the rust.
4. Replaced exit arm twice.
5. Fixed resident entry arm.
6. Repaired both control boxes between resident and truck lane.

Action Plan for October 2023

1. Work with LMP on Landscape issues. Ongoing
2. Continue working with District Engineer on ongoing projects
3. Continue with following City of Tampa lift station projects
4. Work with Engineer on Cachet issues.
5. Work on rust stains.
6. Work on playground upkeep.
7. Hire more staff for pool and events.
8. Re-stain gazebo at Capri Isle entrance.
9. Plan for October projects- sidewalk cleaning, tree trimming, holiday lighting installation.

Cory Lakes

Community Development District

EXHIBIT

15



CORY LAKES CDD

LANDSCAPE INSPECTION

September 6, 2023

ATTENDING:

JOHN HALL – CORY LAKE

STEVE SMALL – LMP

ALEX FIGUEROA – LMP

PAUL WOODS – OLM, INC.

SCORE: 92.5%

**NEXT INSPECTION
OCTOBER 4, 2023 AT 11:00 AM**

CATEGORY I: MAINTENANCE CARRYOVER ITEMS

NONE

CATEGORY II: MAINTENANCE ITEMS

BEACH CLUB

1. Continue to selectively prune Hawaiian Ti around the clubhouse perimeter to maintain a symmetrical appearance. I recommend approximately 3 1/2 feet.
2. Control Aphids on Podocarpus.
3. Continue removing windfall and debris from beds during weekly visits.
4. Flagpole planting: Stagger prune the leggy Hibiscus and Allamanda to promote improved density and flower production.
5. Around the perimeter of the pool: I recommend stagger pruning Firebush, maintaining a loose flowering form lower than the lowest horizontal rail on the fence so visibility into the pool area is not obstructed but privacy is provided.
6. Limit invasive Sword Fern wherever possible.
7. **Remove herbicide treated weeds.**
8. Across the berm adjacent to the slide: Remove dead plant material.
9. Control weeds in rock beds.
10. Pool slide exit: Groom chlorine damaged Variegated Ginger.
11. Pool slide: Control bed weeds.
12. Pool slide exit: Remove the 2 Burford Holly at the bed edge, allowing Ginger and Muhly Grass to populate.
13. Improve cleanliness throughout, removing trash and debris from the berm and bathhouse perimeter.
14. Target prune Ixora, maintaining building side clearance around the exterior of the

bathhouse.

15. Across from the bathhouse: Repair areas of St. Augustine turf loss under warranty.
16. Front of tennis courts and at the end of the soccer field: Reduce overall height of Oleander hedge to approximately 5 to 7 feet, stagger pruning the tallest branches.
17. **Tennis court perimeter: Remove viney growth from Oleander and tall Mexican Petunias.**
18. Front of the maintenance shop: Remove viney growth from Loropetalum.

COMMONS

19. Near the lift station in the 10630 of Cory Lake Blvd: Remove stubs from Ligustrum tree.
20. Groom Canna Lilies.
21. Ground prune declining Ligustrum to the east of the lift station.
22. Martinique entrance: Prune Dwarf Bougainvillea to maintain a uniform appearance.
23. Martinique monument sign: Groom Bird of Paradise.
24. Cross Creek Blvd entrance, near the exit side gate: Use a heavy rake to level out the soil at the base of the Ligustrum where it appears a vehicle drove over the curb.
25. **Cross Creek Blvd entrance: Continue to monitor and treat for Oleander Caterpillar.**
26. Cross Creek Blvd, between the exit side and the commercial shopping plaza parking lot: Do not allow Cogongrass to encroach into common mowables. Prune back this natural area so turf is not overgrown.
27. Cross Creek Blvd entrance monument: Fertilize Plumbago.
28. Cross Creek Blvd entrance: Fertilize Azaleas.
29. Remove dead plant material along the perimeter hedgerow in the 107000 block
30. Barbados Isle entrance: Remove Confederate Jasmine on the palm.
31. Newly installed Loropetalum hedgerow, on the bed line adjacent to the front of the bed, maintain a parallel line to the curb. This may require re-edging the soft line.
32. **Morris Bridge Road entrance: Redistribute mow duff when it occurs.**
33. Morris Bridge Road entrance: Stagger mow patterns throughout the #2 island to avoid rutting turf. I recommend changing mow patterns, removing the parallel bed line mow pattern.

34. Morris Bridge Road entrance: Deadhead Bird of Paradise.
35. Morris Bridge Road exit side right-of-way: Prune suckering growth from Bottlebrush trees.
36. Morris Bridge Road entrance: Remove viney growth from Southern Red Cedar on the inbound right-of-way.
37. Morris Bridge Road entrance: Remove dead plants when found.
38. Morris Bridge Road entrance: Improve vigor in Society Garlic.
39. Control weeds in center island between Morris Bridge Road and the gatehouse.
40. Morris Bridge Road entrance: Hand prune tallest canes from Arboricola Trinette, maintaining the stairstep presentation.
41. Capri Isle: Control bed weeds on the backside of the Morris Bridge Road entrance drive near the mailboxes.

CATEGORY III: IMPROVEMENTS – PRICING

1. Provide a price to include the Cross Creek Blvd right-of-way into mowing services for consideration by the Board and possible addendum to the agreement if needed. This areas would result in a more complete appearance and not wait until City contractor services the right of way.

CATEGORY IV: NOTES TO OWNER

NONE

CATEGORY V: NOTES TO CONTRACTOR

1. Beach Club: Confirm any over-the-top product use to reduce Sword Fern in Indian Hawthorn planting near the playground.
2. Confirm palm pruning schedules.

cc: John Hall clcddf@gmail.com
Larry Krause larry@breezehome.com
Scott Carlson scott.carlson@lmppro.com
Steve Small Steve.Small@lmppro.com
Bill Conrad. bill.conrad@lmppro.com
Kevin Pajala Kevin.pajala@lmppro.com
Alex Figueroa alex.figueroa@lmppro.com

Cory Lakes

Community Development District

EXHIBIT

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CORY LAKE CDD

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

A. LANDSCAPE MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
TURF	5		Mow patterns
TURF FERTILITY	15		
TURF EDGING	5	-1	New Loropetalum hedge soft edge
WEED CONTROL – TURF AREAS	5	-2	Grassy control in Zoysia
TURF INSECT/DISEASE CONTROL	10	-2	Zoysia along Morris Bridge islands
PLANT FERTILITY	5		Schedule 10-1-23
WEED CONTROL – BED AREAS	10		
PRUNING	10	-2	Woodline
PLANT INSECT/DISEASE CONTROL	5	-2	Oleanders
CLEANLINESS	5		
MULCHING	5		Schedule for Q4
WATER/IRRIGATION MANAGEMENT	15		
CARRYOVERS	5		
B. SEASONAL COLOR/PERENNIAL MAINTENANCE	VALUE	DEDUCTION	REASON FOR DEDUCTION
VIGOR/APPEARANCE	10		
INSECT/DISEASE CONTROL	10		
DEADHEADING/PRUNING	10		
MAXIMUM VALUE	145		

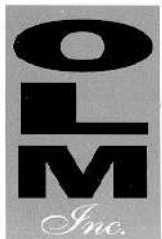
Date: 9-6-23

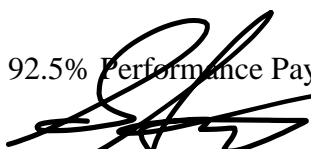

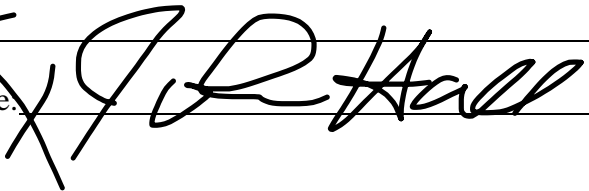
Score: 92.5% Performance Payment 100%

Contractor Signature: _____

Inspector Signature: _____

Property Representative Signature: _____



Cory Lakes

Community Development District

EXHIBIT

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DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 15, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590		
Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
July 11, 2023 CANCELED	Special Meeting	6:00 PM
July 20, 2023	Regular Meeting	6:00 PM
Join Zoom Meeting; https://us02web.zoom.us/j/83397954590 Meeting ID: 833 9795 4590		
Dial by your location 929 205 6099 US Meeting ID: 833 9795 4590		
August 17, 2023	Public Hearing & Regular Meeting	6:00 PM
Join Zoom Meeting:		
https://us02web.zoom.us/j/82005655048?pwd=aTEyMWNVVFIZWHp3czBaTXdRdTRxdz09		
Dial by your location: +1-305-224-1968 Meeting ID: 820 0565 5048		
September 21, 2023	Regular Meeting	6:00 PM
https://us02web.zoom.us/j/82005655048?pwd=aTEyMWNVVFIZWHp3czBaTXdRdTRxdz09		
Dial by your location: +1-305-224-1968 Meeting ID: 820 0565 5048		