

1 **MINUTES OF MEETING**

2 **CORY LAKES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development District
5 was held Thursday, September 21, 2023 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive,
6 Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM, at
7 <https://us02web.zoom.us/j/87271417819?pwd=OFVySWMyR1diL0lOWEpWSC82SWhCUT09>,

8 Meeting ID: 872 7141 7819, Passcode: 776805, or telephonically at +1-305-224-1968, Meeting ID: 872 7141
9 7819, Passcode: 776805.

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

11 Chairman Castillo called the meeting to order at 6:00 p.m., conducted roll call, then led everyone in
12 reciting the Pledge of Allegiance.

13 Present and constituting a quorum were:

14 Jorge Castillo	Board Supervisor, Chairman
15 Ann Belyea	Board Supervisor, Vice Chairman
16 Ronald Acoff	Board Supervisor, Assistant Secretary
17 Rene Fontcha (via ZOOM)	Board Supervisor, Assistant Secretary
18 Cynthia McIntyre	Board Supervisor, Assistant Secretary

19 Also present were:

20 Larry Krause	District Manager, BREEZE
21 Patricia Thibault	District Manager, BREEZE
22 Lauren Parsons	Community Experience Director, BREEZE
23 John Hall	Facilities Manager, CLI
24 Dominique Green (via ZOOM)	Office Administrator, CLI
25 Kemion Henderson	Client Manager, Allied
26 Becky Abbott	Site Supervisor, Allied
27 Major Hunter	Field Supervisor, Allied
28 Sheryl Springer	Cory Lakes POA President

29 *The following is a summary of the discussions and actions taken at the September 21, 2023 Cory Lakes CDD*
30 *Board of Supervisors Regular Meeting.*

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

32 The Chairman addressed the audience and mentioned that last month’s meeting ended at 9:00 p.m. and
33 that they will aim for that or earlier each meeting in lieu of being charged for time over 3 hours. He also thanked
34 some of the new people for attending. He encouraged all homeowners to be present and voice their opinions, to
35 keep comments to 3 minutes and on agenda items, and to be civil.

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

37 Supervisor Acoff welcomed all to the last meeting of the 2023 Fiscal Year. He mentioned changes over
38 the past year on the Board, with staff in the office, and in management companies. One thing that did not change,
39 he said, was the Board’s commitment to transparency, to being honest, their integrity, budgetary compliance,
40 making sure residents know what is happening with their money, and their commitment to community
41 engagement – they want it done in a constructive and positive way – and they support the safety and security of
42 the community. He also noted that they need to focus on where they want to be as a community over the next
43 5-10 years. He then mentioned personal accountability and that the Supervisors hold themselves accountable
44 and the residents should hold the Supervisors accountable. He concluded his remarks by thanking everyone,
45 including several new faces, for coming out and said they are looking forward to starting a new fiscal year.

46 Supervisor McIntyre said she was happy to see so many new people at the meeting as well as good
47 friends and acquaintances. She said that she has mentioned several times that they want community input. She
48 also noted that she feels the Board should reflect the opinions of the residents and not their own. She reiterated
49 that she represents the residents and welcomes their comments through any channel and appreciates those she
50 receives. She closed by asking people to feel free to express their opinions, but to please keep comments to
51 within 3 minutes.

52 Vice Chair Belyea thanked everyone for being there.

53 Chairman Castillo noted Supervisor Fontcha was in attendance via Zoom, and asked if he had any
54 comments to make.

55 Supervisor Fontcha welcomed everyone to the room and noted that while he was not in attendance
56 physically, he was there fully engaged and looking forward to a good meeting.

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

58 Chairman Castillo noted that three members of the audience signed up to speak; Several members of the
59 audience addressed the Board:

60 Ryan Foster mentioned that LMP continues to fail to completely mow the lawn on the property adjacent
61 to his house. He also mentioned vandalism and cutting funding for tree trimming on private property, as he
62 receives no benefit for it despite paying for it. He mentioned increasing security and reissuance of the deed to
63 never sell, which should be a top priority. He said he appreciates BREEZE and the more detailed notes. He did
64 not like the Event Application Form changes and said they all pay for use of the facility.

65 Vinoo Menon brought up recent spray-painting vandalism and asked if security could include other
66 areas in their rounds. He mentioned a landscaping issue related to visibility at a corner that may be dangerous
67 and the possible need for tree trimming there. He also mentioned streetlights that need to be checked, and that
68 some are on during daylight hours. Chairman Castillo asked the resident to let them know so that the Board can
69 give direction to Mr. Hall to address. Mr. Hall noted that any resident can report streetlight issues to TECO
70 directly, and that the district pays a fixed fee for electricity regardless of how long the streetlights are on. Mr.
71 Hall also noted the bigger issue is when the lights are not on at night. Supervisor Fontcha asked about the cost
72 of electricity, as the fixed fee may be equipment exclusive. Mr. Hall confirmed it is one fee for both equipment
73 and electricity.

74 Carlos Guzman thanked everyone who he says was instrumental in all the Beach Club get-togethers
75 since May 18th and the community unity the events have built. He went on to thank specific individuals at the
76 meeting. He then mentioned the Beach Club Usage Agreement to be presented by Supervisor Belyea that
77 suggests charging residents \$150 for up to 2-hour rentals plus a \$200 deposit. He mentioned several examples
78 of events and groups that would be charged under the draft being presented. He said the residents paid for the
79 facility and should not be charged for sitting at a table for one or two hours. He continued to say that the only
80 reason he could see for the proposed charges in the facility document drafts was that three Supervisors were
81 fighting community unity. He accused some members of the Board of trying to pit some members of the
82 community against others.

83 *This concluded the speakers who signed the speakers' sign-up sheet.*

84 Another resident mentioned that over the years she and 4-5 friends - maybe up to 10 people – would
85 practice dance for upcoming competitions. She said she called the office last week to see if there was any
86 availability at the facility to use for practice and was told she needed a certificate of insurance. She said she was
87 not making any money, but just wanted extra practice. She asked the Board if this process was something new.
88 She also asked for a follow-up on a previous safety meeting.

89 Ms. Dtea mentioned that she does dance practice at the Beach Club sometimes. She says they just walk
90 in when it is available. She says they are not dancing there for profit. She feels there should not be an issue with
91 them using the space if it is not otherwise being used. She also mentioned that her group was there practicing

92 one day, and a security guard approached her and told her to leave. She said the security guard used unfavorable
93 language with her – *there was some intermittent, heavy static in the sound system during some of her comments*
94 *at this time* – Supervisor McIntyre inquired as to whether the last two speakers were part of the same dance
95 group, and this resident advised that they are not – they are separate groups.

96 Another resident commented that he supports his friends in their earlier comments. He said it does not
97 make sense for residents to pay to use the Beach Club, as they have already paid for it. He mentioned safety
98 and vandalism at the Beach Club and the mailboxes. He said they are spending a lot of money and asked why
99 the CDD cannot install cameras in the community at different points? He said that the District has guards, but
100 that they do not seem to be effective, and that there are still security issues.

101 Ganesh Halade mentioned they have a beautiful Beach Club but now need to figure out how to use it.
102 He mentioned that if they all want to live together as a community, they need to have a little flexibility and find
103 the best possible process for granting use. He also talked about security issues – vandalism, mailboxes – and
104 how to track them. He commented on the use of acceptable language in the amenity center. He also said that if
105 they have an issue of over-usage of the Club House, they can build pavilions outside for additional use.

106 Chairman Castillo advised the room that if they want to hear about the rental agreement, it would be
107 discussed later in the meeting, per the agenda. He then opened public comments to ZOOM participants, who
108 did not have an opportunity to sign the speakers' form:

109 Kris Pocaro raised concerns about section VII. F. on the agenda and voiced her opposition to a \$150
110 rental fee for a 2-hour event as excessive, prohibitive, and exclusionary. She referenced a friend's comparable
111 community in a New York City suburb that she said charges \$250 to rent the facility all day. She said they also
112 allow setup the night before at no charge if there are no other events scheduled, and that they do not charge for
113 local PTA events and Girl Scouts. She asked if the plan was to charge everyone for every event so that at some
114 point, no one uses the Beach Club, and asked if that is the case, where is the hidden agenda in that? She also
115 questioned whether there was a hidden agenda for the expansion of the gym. She asked about specific
116 community events and who was going to pay for them, including the chess tournament, the table tennis
117 tournament, a ladies' lunch, and the kids' market. She said that the Beach Club is a place for the entire
118 community to come together, not a dividing force. She understands there being a fee for a 6-hour party, but that
119 there should be a way to reserve the room for 2 hours without there being a fee.

120 Parag Shaw said he emailed Supervisors a week ago; he encouraged Supervisors to look at the volleyball
121 and basketball courts, as he said their conditions are awful, and that people are getting hurt on them. He
122 mentioned the far side of the [volleyball] court is cement and the nets have come out from underneath it. He
123 suggested digging up the sand, adding weed netting and then replacing fresh sand on top. He also mentioned
124 that there are cracks everywhere on the basketball courts. He asked when the courts were last resurfaced. Mr.
125 Hall noted they were resurfaced in 2017. Mr. Shah mentioned that the courts received heavier use during
126 COVID. Chairman Castillo thanked Mr. Shah for bringing this to them and that they would give direction to
127 staff to investigate and, if anything was found unsafe, that they would need to act on it. Mr. Shah said that it is
128 unsafe. Supervisor McIntyre mentioned that this should have been brought up under resident comments when
129 they were discussing the budget, but that the current budget is set.

130 Roberta Carroll mentioned charging for use of the Beach Club and if they were then going to charge for
131 use of the soccer field – users do more damage to the lawn there. She asked if they were going to charge for use
132 of the tennis courts, and where does it end? Chairman Castillo thanked her and stated that would be addressed.

133 Chairman Castillo mentioned that Ms. Green would go next. Supervisor Acoff asked if the Board could
134 hear vendor updates next, as they may say something that affects Ms. Green's report. The Chairman and other
135 Supervisors agreed, and Ms. Green mentioned that she would stay on the line. Chairman Castillo also noted that
136 BREEZE was present to make a presentation as part of Item VII, under the events, and that they would move
137 them under vendor updates as well.

138

139 **FIFTH ORDER OF BUSINESS – Staff Updates**

140 A. Envera

141 There being none, the next item followed.

142 B. Landscape Maintenance - LMP

143 There being none, the next item followed.

144 C. Allied Universal

145 Kemion Henderson (Client Manager), Becky Abbott (Site Supervisor) and Major Hunter (Field
146 Operations Supervisor) addressed the Board and introduced themselves.

147 Supervisor Acoff noted that at the last meeting he requested Allied present an itemized type of
148 billing for the new charges they are proposing, so that the Board can compare existing costs to proposed
149 costs, in order to have some type of side-by-side comparison. He mentioned that Allied had said when
150 last they spoke that the increase was so that they could get better staff in there, but that was less than a
151 year ago and they are about to revisit it. Mr. Acoff asked Allied how the previous contract compares,
152 and where they stand on meeting certain items/commitments, such as turnover, on that previous contract
153 before they enter a new contract. He asked for more information regarding their proposed changes so
154 he can relate the value proposition of the proposal to homeowners.

155 Mr. Henderson noted that that over the last year, they had accomplished many needs for
156 improvement as far as their security details are concerned, and he mentioned they did ask for an increase
157 this year to attract better candidates, which he believes they did. He recalled the question last meeting
158 about why turnover was so high on their officers, and he said he quickly answered that he wants to get
159 rid of the problems before they come in, before the Board must deal with them. His attempt was to
160 mitigate that and work with Mr. Hall to increase security efforts at the facility, to ensure everything runs
161 smoothly.

162 Mr. Acoff declared that he wants to be transparent and that he works for the community. He
163 said that he needs to be able to convey to residents what services they are getting for their dollars spent,
164 but that he does not feel he is able to do that right now. He told Allied that he needs tangible information
165 with which to share with homeowners, especially now, as they are in discussions about security in the
166 community. He said the homeowners are going to ask what they will get for the additional funds
167 requested.

168 Mr. Henderson apologized for not having that information at the ready and noted non-work
169 issues as part of the reason. Supervisor Acoff expressed his sympathy, and Mr. Henderson advised he
170 would get with the team to get that information to the Supervisors as soon as possible.

171 Supervisor Acoff asked the Allied presenters if there was anything the Board could help them
172 with given current circumstances, e.g., changes in weather, shorter days, etc., from an operations
173 standpoint, like with the rover. He asked if the District was positioned to be as secure as it is now, or if
174 additional changes need to take place.

175 Ms. Abbott noted that current hours for all positions are set by the Board and are in place –
176 Allied is not allowed to change hours of the rover without Board direction.

177 Supervisor Acoff stated they have a partnership, and that if something is broken, they work to
178 try and fix it. He stated they wanted to hear any recommendations how Allied could make the
179 community more secure, and that if that meant more money, the Board could work with District Counsel
180 on the contract.

181 Ms. Abbott stated that in her opinion, they need to add a daytime rover, as that is when they
182 receive a lot of calls for the rover. She mentioned Mr. Hall is only one person and may not be able to
183 handle all calls by himself. She reiterated that they receive a lot of calls for the rover before 6:00 p.m.,

184 but that they do not have a rover onsite until after that. She says the biggest complaint she hears from
185 residents in the community is that the rover is not there enough.

186 Supervisor Acoff asked what the reports for the current rovers look like as they pertain to
187 making the argument for more rover activity.

188 Ms. Abbott explained that current nighttime rover activity includes reports of garage doors, car
189 doors, trunks, etc. being open all night long, as well as any suspicious people walking around, that they
190 relay to the gates. The gates then contact the homeowners to advise them. She said they also get calls
191 and investigate reports of strange cars sitting outside, they check the parks for any potential illegal
192 activity, they make sure people are following the rules of the gym and the beach club, and they pick up
193 trash left by residents throughout the community.

194 Mr. Hunter added that, regarding a daytime rover, they are a visual deterrent. When people see
195 a marked vehicle roaming the community, they tend to rethink any nefarious activities. That is why
196 they are here – to be a visual deterrent. The Supervisors thanked them.

197 Chairman Castillo then invited BREEZE to make its presentation. Ms. Parsons said that
198 BREEZE could manage the District's Events Calendar for 2024, and that they could hear from the Board
199 on what they are looking for and have an open discussion on how BREEZE could support the District
200 based on what was discussed at the last meeting.

201 Supervisor Acoff asked if there were any updates on the transition and where the District stands
202 financially. He mentioned they talked previously about updates coming in October. Ms. Thibault stated
203 that she was going to provide that update under the District Manager report, but that yes, they will be
204 updated.

205 Chairman Castillo clarified that the update he was referring to was about item VII – Events, and
206 that the Board had asked at the last meeting to have BREEZE present what they offer as far as event
207 coordinating, etc. He then invited BREEZE to continue its presentation.

208 Ms. Parsons advised the Board that BREEZE tailors its options to the needs of a district. She
209 noted that some of their communities have social committees that organize events and bring them to the
210 BREEZE team to procure approvals, etc.

211 Ms. Parsons continued, stating that BREEZE offers different packages [of services], including
212 scenarios where existing committees organize everything and BREEZE sends out the newsletter, sends
213 out the event announcement, and makes sure CDD approval is procured, if needed, gets all insurance
214 certificates, takes care of advertising, fliers, etc., to where the biggest [service] package would be that
215 BREEZE organizes all events, comes to the Board with events suggestions that the Board would whittle
216 down, then organize the events calendar based on that – BREEZE would do the full event management,
217 planning it from beginning to end.

218 Vice Chair Belyea asked if these would be for CDD events – Ms. Parsons confirmed they would
219 be, utilizing existing CDD funds.

220 Chairman Castillo asked if BREEZE would work with the sponsors to help with event funding.
221 Ms. Parson confirmed they like to work with sponsors to procure additional funding for events, when
222 possible, especially with community and preferred vendors.

223 Supervisor Fontcha noted he was having trouble hearing Ms. Parsons.

224 Ms. Parsons advised that BREEZE could provide a pricing proposal based on what the Board
225 thinks the demand [for services] would be; she also mentioned the event that was discussed at the last
226 meeting and whether the Board still needed an onsite presence, as that is another service BREEZE
227 provides for events. She said they can have someone attend the event and would just want an outline of

228 what the expectations and responsibilities of hired staff would be for the event – would it include
229 cleanup, setup, or just oversight to make sure everything goes smoothly?

230 Chairman Castillo asked Domonique Green if she is still working remotely or if she is out; Ms.
231 Green stated that she is cleared to come back to work, per doctor's orders, on the Monday, the 25th of
232 September. Supervisor McIntyre added that Ms. Green has been working remotely. Chairman Castillo
233 said that his request would be for Ms. Green and BREEZE to work together and organize and work with
234 Mr. Hall as well to review items on the agenda for the next 12 months and come back to the Board with
235 a proposal.

236 Ms. Parsons said that can be done and they are happy to work with Ms. Green and will try and
237 contact her the following week to start working on this. Chairman Castillo then repeated this for Ms.
238 Green, who stated she could not hear the previous part of the discussion.

239 Supervisor McIntyre shared her concerns that the budget is already set for the coming year, and
240 that there is no extra money to hire BREEZE. She noted that Mr. Hall tried to explain last time that
241 Amanda was previously in charge of events and that Wendy was the Office Administrator. She
242 continued to add that when Wendy quit, Amanda advised that she could do both events and office
243 administration, and she was given a raise to do both. She added that Ms. Green's current wages reflect
244 those additional wages to do the events, so if they hire BREEZE to do events, Ms. Green would receive
245 a cut in pay. She added that she thought Ms. Green presented the events proposal for 2023-2024 because
246 they are manageable, and that she is sure there are people in the community that would help her, as well
247 as Mr. Hall. She said she thinks they are being premature in talking with BREEZE now and should bring
248 them back in May or June to talk about next year.

249 Vice Chair Belyea inquired of the pricing associated with each event as presented in the agenda
250 packet; Ms. Thibault advised BREEZE did not prepare that document, Ms. Green did.

251 Supervisor Acoff stated his vote would be to give Ms. Green more than 3 months to get the hang
252 of things and let her work and then see where they are and adjust as they go. He added that there was
253 restructuring in the office for the day-to-day operations, and there may need to be restructuring there as
254 well, and once that is worked out and resolved, then they may be ready to make that recommendation.

255 Supervisor McIntyre added that the events have not been approved by the CDD, and some of
256 them may be removed or not approved. Ms. Green stated that was up to the Board. She added that the
257 rates for the events were based on events the District held in prior years. She noted that a vendor they
258 worked with on events in previous years has not changed the rates in several years, and that costs could
259 fluctuate depending on sponsors.

260 Supervisor Fontcha asked if this topic will be discussed later in the meeting, several Supervisors
261 indicated it would. He reiterated his comments from the last meeting that they should return to basics,
262 how they used to run things. He said they could start with successful events they have always had, and
263 have Ms. Green run them. He added that they can discuss this more when it comes up later on the agenda.
264 As examples, he mentioned some of the previously successful events that are larger, family-oriented,
265 and open to the entire community, like the Boat Parade and the Back-to-School Bash.

266 Chairman Castillo agreed with Supervisor Fontcha and asked Ms. Green to give the Board more
267 information/updates on events scheduled for the remainder of the year at the next meeting, to make sure
268 they are on track.

269 Vice Chair Belyea asked Mr. Hall if there is time to do the Fall Festival in November and get
270 with the vendors, etc. Mr. Hall noted that he was not part of the conversation between Ms. Green and
271 the Vendor. Ms. Green mentioned that she and Mr. Hall had discussed the Fall Event and together
272 concluded that it could possibly be done, but that she defers to his experience as to whether they have
273 time.

274 Supervisor Fontcha reiterated that it [Fall Festival] is one of the more successful longstanding
275 community events, and despite a time crunch, he stated he felt it can still be done if approached correctly,
276 and that [staff] should embrace the challenge and get started.

277 Ms. Green said she returns on Monday, so that there should be no problem – she would contact
278 Mr. Hall upon her return to the office on Monday.

279 Supervisor McIntyre stated that the event last year was held on October 22, but that she thought
280 Ms. Green wisely pushed it back to November 4.

281 Vice Chair Belyea asked if they will try to do the Fall Festival; Supervisor McIntyre said that
282 they needed to consider all the events as a group and then vote on them.

283 **SIXTH ORDER OF BUSINESS – Staff Report: Office Administrator – Dominique Green**

284 Ms. Green stated day-to-day processes continue; she reiterated her return to the office Monday;
285 she updated the proposed events for the upcoming year: the next event is the Fall Festival, followed by
286 the Veterans Day Brunch

287 Chairman Castillo asked if there were any questions for Ms. Hall; Supervisor McIntyre stated
288 she would like to discuss the events Ms. Green has planned for the year.

289 Supervisor McIntyre said she reviewed an events notebook that was maintained in the
290 Administration office for 2018, 2019, and 2020 to see how many and what events were done, as well as
291 how much sponsorship money came in for them. She continued to say that in 2018 they did 10 events;
292 in 2019 they did 10 events; in 2021-2022 they only held 2 events due to COVID; she added that she was
293 not sure how many events were done in 2021-2022 because she found no records. She said they did 2
294 CPR classes during that time, but that she could find no records of any other events. In 2022-2023 they
295 did 12 – all CDD events – and there are 9 on the list for 2023-2024.

296 Supervisor McIntyre added that the list looked good for this year, but that the International Food
297 and Arts Festival has been dropped, and she is concerned about the Movie Under the Stars Event, as it
298 takes place at night at the pool, and is therefore a safety issue. She added that people in the past brought
299 their own lights, adding to her concerns. She noted she and Mr. Hall discussed possibly holding the
300 event at the hockey rink, where people could bring their own chairs. Mr. Hall added that it is a Health
301 Department violation, to which Supervisor McIntyre agreed.

302 Ms. Green said they could remove that event and restated that she wanted to have as many
303 events as possible, with this being her first year. She wanted to have events scheduled for at least every
304 other month, if not every month. She said was going to put it in February for Valentine's Day, but they
305 could remove it, as they do not wish to violate any laws or regulations.

306 Supervisor Fontcha asked Mr. Hall to elaborate on the violation with the Health [Department],
307 as this event has been held many years previously, and there is some appeal to having it at the pool.

308 Supervisor McIntyre advised it was held twice in 2018 (in June and July) and held once in June
309 of 2019 - it has not been held since then, despite it being well attended.

310 Supervisor Acoff asked Mr. Hall about the violation and if there is a violation, is there a way
311 they can work to eliminate the non-compliance or have it someplace else. Mr. Hall said they could hold
312 it someplace else. He added that the issue is that there is no overhead lighting at the pool, which is why
313 the pool must close 30 minutes before sunset. He continued to say that when they were doing the event
314 before, they were putting lights out by the edge of the pool. Supervisor McIntyre asked if they were
315 work lights; Mr. Hall confirmed they were regular floor lamps, like those from a house, which is a safety
316 issue.

317 Supervisor Fontcha asked if adding proper lighting would remedy the situation. Supervisor
318 McIntyre added they could move the event to the hockey rink so that the water would not be an issue.

319 Mr. Krause asked what the cost would be to add the proper lighting to the pool area. Mr. Hall
320 estimated \$50,000 - \$60,000, because they would need to have the entire pool area as bright as the tennis
321 courts. Supervisor McIntyre added that people living in the vicinity of the pool would take issue with
322 the new lighting.

323 Chairman Castillo stated they could remove the Movie Under the Stars Event from the list and
324 perhaps produce something else for Valentine's Day.

325 Supervisor Acoff noted the most pressing events to address are the Fall Festival and the
326 Veterans' Day Brunch, and that other events on the list can be addressed later. He said they need to let
327 Ms. Green get back to work and reiterated that the key events to focus on are in November. Chairman
328 Castillo agreed with him; Vice Chair Belyea asked if they could do the December events as well, as they
329 are community-based. Chairman Castillo agreed with her; Supervisor McIntyre suggested they could do
330 the entire list, excluding the Movie Under the Stars event.

331 Chairman Castillo stated they could table this discussion until the next meeting, as Ms. Green
332 indicated she would return to work Monday and her goal was to produce the Fall Festival Event by
333 November 4; he added that, if need be, the Fall Festival could be moved back a week.

334 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved
335 the **FY 2024 Schedule of Events as presented, removing the Movie Under the Stars Event**, for the Cory
336 Lakes Community Development District.

337 Vice Chair Belyea then asked staff if the event dates will be published on the CDD website on
338 an events calendar. Mr. Krause advised the Board that there is currently no events calendar on the CDD
339 website, though there previously was one that had since ceased to be updated and was therefore
340 discontinued. Mr. Krause recommended adding an events calendar to the district website and populating
341 it with CDD and non-CDD events at the Beach Club and perhaps other facilities as warranted. Vice
342 Chair Belyea asked if it could include CDD and Committee and POA meetings as well. Mr. Krause
343 confirmed it could. The Chairman added that Ms. Green could manage that.

344 Supervisor McIntyre mentioned that Ms. Green also maintains the CDD Facebook page. Ms.
345 Thibault inquired of the Facebook page; Chairman Castillo advised that the CDD does have a Facebook
346 page, but that communication is one direction – there is no back and forth, and only Ms. Green can post
347 to it.

348 **SEVENTH ORDER OF BUSINESS – Business Items**

349 **A. Consideration of Reissuance of Meadows Deed to Never Sell**

350 This item was brought back from the last meeting.

351 Supervisor McIntyre requested tabling this item until District Counsel could attend to discuss.

352 **B. Discussion: Weir Project**

353 This item was brought back from the last meeting.

354 Ms. Thibault advised that the Engineer she engaged was on vacation and would be onsite the
355 following day (Friday) to meet with Mr. Hall at 2:00 p.m. to review the weirs. He had also been sent
356 files to review concerning the project. He will be doing a fly-by of the project at no charge to the District.
357 Supervisor Acoff advised that he wanted to attend the meeting with the Engineer and Mr. Hall on Friday
358 – the Board was amendable to this. Mr. Krause confirmed that Supervisor Acoff would be the only
359 Supervisor to attend that meeting.

360 **C. Continued Discussion: Homeowner Action/Response Regarding Dispersion Pond (17923 Cachet**
361 **Isle Drive)**

362 This item was brought back from the last meeting.

363 Mr. Hall updated the Board to say that he spoke with [District Engineer] Phil [Chang], whom
364 he said had not heard anything. Mr. Hall stated that he had not heard anything from the homeowner
365 either.

366 Chairman Castillo stated that last they heard, there was a letter sent whereby they responded
367 they had hired a company to do the work. He asked Mr. Hall if he had heard something different. Mr.
368 Hall advised that they spoke with an engineering firm, but that was all he knew.

369 Supervisor McIntyre asked when they elevate their response to fix the issue and charge the
370 resident for the work. She noted that this has been an issue for two years. Chairman Castillo asked Mr.
371 Krause to ask District Counsel to provide an update on this item. Mr. Hall asked if Mr. Babbar can work
372 with the resident's counsel to start providing regular updates. Supervisor McIntyre said they need to be
373 given a deadline, and that they had already been given a six-month deadline two years ago.

374 **D. Discussion: Events, Process, and Form**

375 1. Mr. Krause responded to questions from the Board about the Event Application Form, stating
376 it was his recollection that he was supposed to receive an updated version of the form for review, but
377 never did. Supervisor McIntyre recalled that a resident wanted to host an event at the Beach Club on
378 November 12 and the Board directed her to submit an Event Application Form that is currently available
379 at the Beach Club Office. She added that the form was not being updated and has been working well in
380 its current form. The resident spoke up from the audience area (off mic), advising that she emailed the
381 form to Mr. Hall, but that she was now going to withdraw her application for use of the facility.

382 2. Chairman Castillo led the discussion by asking if the events published in the Islander were
383 added there through the Social Committee. Supervisor McIntyre explained there are various events and
384 activities taking place at Cory Lake Isles, with the intent being to add to them. She mentioned some
385 examples of events listed therein and noted that as she gets to know people in the community, she finds
386 out about various clubs and groups; she spoke about a hand and foot card game and asked if they wanted
387 more members and indicated that is the kind of thing that would go in the Islander Calendar of Events.
388 She said the intent is for it to be a living document so that new residents and old can refer to it and see
389 all the activities going on in the community. She said that they will add the CDD events to that list as
390 well. She also advised that the Islander is no longer limited in paper format and so is no longer limited
391 in the number of pages it contains. She said it was not meant to only include social group activities and
392 is a great resource for residents.

393 Mr. Krause asked for an explanation of the events approval process and whether events in the
394 Islander were staff and/or Board approved, or if they needed to be, to prevent conflicting schedules for
395 the Beach Club. Supervisor McIntyre advised that some of them did not need CDD approval as they are
396 at or under the 2-hour time limit. She added that until recently, there was no charge for using the Beach
397 Club for less than two hours; requestors just had to complete and submit the form to the office. She
398 mentioned the Adult Halloween Event as being in the Islander and on the agenda for Board approval,
399 but that if it is not approved, she would pay the fee for it. She added that the length of the event
400 determines the form to be submitted – a 2-hour event uses the 2-hour agreement, a 6-hour event needs
401 Board permission.

402 Supervisor McIntyre said that Supervisor Acoff mentioned he did not want to see all event
403 requests at once, but rather have them presented one or two months in advance, which is why there are
404 only four on the agenda for approval – they have many more events to present later.

405 Supervisor Acoff requested that events show whether they are CDD-sponsored or publicly
406 sponsored for clarity. Supervisor McIntyre stated that all the events in the Islander that were part of the
407 meeting packet were not CDD events, but that Supervisor Acoff's idea to identify which events are
408 CDD-sponsored was great.

409 Mr. Krause asked for clarification on whether staff was aware of the events scheduled to take
410 place at the Beach Club. Supervisor McIntyre confirmed staff were aware of the events because she
411 submitted the forms to them in the office. Supervisor Fontcha added that they need to strive to eliminate
412 confusion and make sure events are presented clearly as to who is sponsoring them, as currently it is not
413 clear in The Islander whether events are CDD sponsored or not. Chairman Castillo agreed with
414 Supervisor Fontcha that CDD and non-CDD events should be presented separately. Supervisor
415 McIntyre reiterated that none of the events in the Islander currently are CDD-sponsored. She added that
416 the Islander is not a CDD publication but is independent. Supervisor Fontcha noted that the Board
417 approves the publisher to publish The Islander for Cory Lakes. Supervisor McIntyre stated she was not
418 sure about that and was not sure if it was voted on.

419 Supervisor Acoff reiterated that the main issue is that events need to be identified as CDD or
420 publicly sponsored. Supervisor McIntyre stated that the Islander can have a separate section for CDD
421 events. Supervisor Acoff said that was not necessary – they just need to identify which events are CDD
422 sponsored. Supervisor McIntyre agreed.

423 Supervisor Fontcha said that there is a CDD Office Administrator who can publish CDD events
424 and suggested they let her publish CDD events, and other groups can publish their own events.

425 Chairman Castillo agreed. He added that if there are CDD events, they should go under a
426 separate page and be done by Dominique, and all other events will go on another page. Supervisor Acoff
427 stated that it was important to separate the CDD-sponsored events from non-CDD-sponsored events and
428 to follow State Statutes.

429 3. Supervisor McIntyre advised that there were four (4) events that the Social Group was
430 requesting to hold for the Community. She noted that the Facility Usage Request Form was completed
431 for each of the events: a Halloween Party on October 28th; Letters to Santa during the month of
432 December – there would be a small metal mailbox placed in the Administration Office for people to
433 deposit their letter to Santa; Cookies with Santa on December 2nd – milk and cookies will be provided
434 and letter writing to Santa will take place then as well; and an Adult Game Night on January 27th. She
435 mentioned Mahmood and another resident will be involved, and that Mahmood was the gamemaster at
436 the well-attended event last year. She mentioned that they do intend to serve alcohol at the Adult
437 Halloween Party, but not at game night. They are requesting use of the facility at no charge.

438 Supervisor Acoff asked about the age limit for the adult party. Supervisor McIntyre advised
439 they need to be 21 years old or older to attend the Halloween Party. Supervisor McIntyre stated that the
440 age limit was in the old user agreement. Supervisor Acoff mentioned the request was for 8 hours;
441 Supervisor McIntyre stated that was a typo and that the request is for 6 hours. Supervisor Acoff asked
442 who was going to sign the waiver. Supervisor McIntyre noted that as the acting Chairman of the Social
443 Group, she would sign the waiver. Supervisor Acoff asked if there was a conflict for a CDD Supervisor
444 to sign the waiver – staff advised him there was no conflict. Supervisor McIntyre added that the
445 Halloween Party had over 70 people attend last year. She noted last year’s event was private, but that
446 this year she wanted to open it to the entire community.

447 Supervisor Fontcha asked what the event was that had a U-Haul, a donkey and people dressing
448 up and going around the neighborhood dressed up. Supervisors confirmed that was a kids’ event called
449 “Trunk or Treat.” Supervisor Fontcha stated he thought that was more inclusive of the community than
450 an adult party. Supervisor McIntyre stated that was a CDD event and that the Social Group is not doing
451 that. Supervisor Fontcha reiterated going back to basics and having the CDD run a successful event like
452 that in the past. He said that the Social Group could run its own events, but to not ask the CDD to pay
453 for it. He said they should run the successful event that they had run in the past – kids loved it, and for
454 the CDD to not pay for Social Group Events. Supervisor McIntyre disagreed with him, stating that
455 another resident recently had a six-hour event with alcohol and was not charged for use of the Beach
456 Club by the CDD. She asked him why the resident could use the facility, but not the Social Group.

457 Supervisor Fontcha said the Group could use the facility, but to not ask the CDD to pay for it. He asked
458 if the CDD paid for the resident's event. Supervisor McIntyre said it did by waiving the \$350 usage fee.
459 She added that both events agreed to pay the special \$100 fee for the additional staff required to attend
460 when alcohol is served.

461 Supervisors McIntyre and Fontcha discussed Social Group events at the Beach Club; Supervisor
462 Fontcha said it was the same people using the facility repeatedly. Supervisor McIntyre stated she
463 represented 52 people in the Social Group. Supervisor Acoff redirected the discussion to the request
464 and sought confirmation from Supervisor McIntyre that she was asking to use the facility, and not for
465 funds from the CDD. She confirmed that was correct. He asked if they would need food, and Supervisor
466 McIntyre confirmed they would provide everything.

467 Chairman Castillo and other Supervisor confirmed that if there is no alcohol, one staff member
468 must be present, if there is alcohol, two staff members must be present. Chairman Castillo also
469 confirmed that the event would not be free, as the CDD would still need to pay for staff to be there.

470 Chairman Castillo asked Mr. Hall if staff gets comp hours for working after-hours for events.
471 Mr. Hall advised that the Facilities Attendants should be working the events, and they get paid by the
472 hour. He added that if he needs to work a weekend event, he tries to take time off during the week.
473 Chairman Castillo reiterated his opinion that they should go back to the way they used to manage events,
474 as he never found it to be an issue. He said that people who wanted to use the facility came into the
475 office, filled out the form, handed it to Amanda, who then presented it to the CDD, who then either
476 approved or did not approve the request. He added that now he sees that a Supervisor has taken
477 responsibility for this, and there is a perception in the community that this person wants to hold all the
478 social events and wants to control all the parties. He stated that they do not want to be perceived as
479 having an advantage over others. A resident from the audience interrupted; the Chairman continued to
480 state that they all have a fiscal responsibility to the community, and the idea of there being a hidden
481 agenda is unfounded. He reiterated that they want to be fiscally responsible and ethical, and if there is
482 something that does not look or feel good, he would not approve it. He noted that he did not feel having
483 a Board member managing events is a positive.

484 Supervisor McIntyre stated that she is the acting Chair of the Social Group because none of the
485 other 52 members wanted to do it. She added that taking on the role has made her a target for some in
486 the community. She reiterated that she is not personally requesting use of the facility for events, but
487 rather she is representing 52 other people who are requesting it as a group. Chairman Castillo asked why
488 the group does not make the request of Staff. Supervisor McIntyre stated the current process has been
489 in place for two and a half years – that she fills out the Facility Usage Forms in the office and those
490 forms are brought to the Committee. Chairman Castillo stated that he does not feel a Board Member
491 should have full control over the social events in the community and that it should go through staff.
492 Supervisor McIntyre stated that she does not have full control of the Social Group. Chairman Castillo
493 stated that all requests for use of the facility for free should go through the Office Administrator. A
494 member of the audience interrupted at this point; Supervisor McIntyre said that she did go through the
495 Office Administrator and reviewed each event with Ms. Green.

496 Supervisor Fontcha said that too much time was being spent on this item. He confirmed with
497 Supervisor McIntyre that she represents 52 people in the Social Group; Supervisor McIntyre advised
498 that many of them were present at the meeting. Supervisor Fontcha said that there are other groups and
499 that the Social Group should not have exclusivity. Supervisor McIntyre stated that they do not have
500 exclusivity, and mentioned some examples of residents who have sought free use of the facility in the
501 recent past and will continue to do so. Supervisor Fontcha said that it is the Board's discretion to approve
502 or not approve event requests. He said that he takes issue with a Supervisor bringing a list of events and
503 wanting (*unintelligible*) to pay for it.

504 Supervisor Acoff stated that they need to finalize the policy first, then see what happens. He
505 added that they are debating something that they can go back and nail down in a policy, so they should
506 nail down the policy. He said they should stop debating when they have more dialogue to have on the
507 policy. Supervisor McIntyre said that she is on the Social Group as a Homeowner and is presenting the
508 events requests as a homeowner, so if they are denied, she asked if the Board would deny all other
509 homeowner requests in order to be equitable.

510 A resident spoke up from the audience without being recognized. Ms. Thibault addressed
511 audience members and asked them to respect the time the Board Members are speaking as they respected
512 the time audience members spoke. She also asked Board Members to not engage with audience members
513 who are out of order, as it is not conducive to positive communication. Ms. Thibault added that if both
514 sides of the table respect each other's time to speak, that would bring everyone to cohesion. She thanked
515 everyone for acknowledging respect.

516 Supervisor McIntyre asked how they were leaving the item. Supervisor Acoff stated that he
517 thought they should develop the policy/guidelines – that they need to go through the documents they
518 have before them and decide what they want to do regarding rental agreements and then pick up the
519 discussions from there. He said that right now they have nothing concrete to discuss.

520 Vice Chair Belyea noted that the next item on the agenda was **Exhibit 5**, access and user
521 agreement for every homeowner to sign that mirrors the documents homeowners sign to use the pool
522 and the gym. She mentioned these were items requested by Mr. Hall, as there was no liability for any
523 homeowner. She asked Mr. Hall if he had a chance to review the documents. Supervisor Acoff asked
524 that when the document says equipment, does that imply the gym. Vice Chair Belyea said it does not,
525 and that the Beach Club kitchen has equipment. Supervisor Acoff asked if District Counsel has reviewed
526 the document; Vice Chair Belyea said he has not, as it was a first draft from when she took over the
527 project at the last meeting.

528 Supervisor Acoff was asking about 16-year-olds and their access to the facility, and if it was 16
529 or 18. Supervisor Fontcha said he thought 18 was reasonable due to concerns with kids entering the
530 facility and messing up the furniture. Supervisor Acoff asked Mr. Hall if he could manage that age limit
531 and added that he wanted to make sure they did not create something they could not enforce. Mr. Hall
532 advised that currently there is a minor access level, but he recommended they institute an adult access
533 level for the Beach Club, and not provide minors fingerprint access. He added that kids 14 years old and
534 older have gym access up to 10:00 p.m., and pool access, but would not have access to the Beach Club
535 [after hours]. Chairman Castillo said he thought that was a good idea for when the facility is closed.
536 Supervisors Acoff and McIntyre noted that the draft as presented needed to include verbiage pursuant
537 to limited access when the facility is closed. Mr. Hall advised that people are better behaved when the
538 staff is present. Vice Chair Belyea agreed to add “outside office hours” to the draft.

539 Chairman Castillo asked Mr. Hall to address the bullying going on in the back of the room and
540 mentioned needing a police officer at every meeting to deal with bullying by certain audience members.
541 Ms. Thibault addressed the room again, stating that she asked for respect from the residents during Board
542 Members' discussion; she reiterated that respect is a key to the advancement of community, that there
543 should be no bullying, And the only way to get to a cohesive community to is have respect. Supervisor
544 Acoff returned to the discussion on the User Agreement and called attention to the section “to pay for
545 any damages,” stating that it was in the document earlier, where it should be.

546 Supervisor McIntyre noted that kids under 18 sometimes come to the facility to use the restroom,
547 she mentioned they could use the gym, but added that some parents are not comfortable with that option.
548 She added that access would need to be changed to say 17 years old and younger are not allowed after
549 office hours. Vice Chair Belyea confirmed that “outside office hours” would be added to the beginning
550 of the document. Supervisor Fontcha said this means anyone who gains access through their fingerprint
551 should close the door behind them rather than leaving it open for others to enter.

552 Supervisor McIntyre asked for clarification on whether the rules had changed regarding after-
553 hours access. Supervisor Fontcha stated they are going back to the way they used to do business,
554 meaning that after hours, up until the time they allow, fingerprints will be used to access the facility.
555 Supervisor McIntyre stated that her concern is that the document does not state that, and that it needs to
556 say what they need. Discussion on several points of content in the document followed, led by Supervisor
557 McIntyre, who was concerned that certain points would be confusing for residents, including the sections
558 on personal devices and alcoholic beverages. Vice Chair Belyea advised that her purpose in presenting
559 the draft was to eliminate the repetitive structure of previous drafts and keep it simple, with the basic
560 guidelines of what to follow to gain access to the facility while keeping in line with the agreements for
561 the gym and the pool.

562 Supervisor Fontcha asked to end this part of the discussion and made a motion to accept the
563 document with changes just discussed. The motion failed for lack of a second. Supervisor McIntyre
564 stated she still had concerns over the document. Ms. Thibault suggested adding a line to the end of the
565 document stating that “this document does not supersede any county or federal statutes.” This would
566 address minors drinking on property, noise issues – it would capture all laws that are not associated with
567 the CDD. Supervisor McIntyre suggested adding that line to the 2-hour and 6-hour agreements.
568 Supervisor Fontcha agreed that the line should be added to the User Agreement.

569 Supervisor McIntyre read the statement on the old agreement to the room concerning local,
570 state, and federal laws. She then stated she had additional questions about the document, including
571 adding information about checks and money orders. Supervisor Fontcha interjected that this is not a
572 rental agreement, and that they should proceed one step at a time. Supervisor Acoff suggested Counsel
573 review the document, then added that they could motion with a review by Counsel. Supervisor Fontcha
574 rescinded his previous motion and motioned they approve the existing document with the edits just
575 discussed and under the provision that Counsel review the document for any additions or deletions. Vice
576 Chair Belyea seconded the motion.

577 Discussion ensued, with Supervisor Acoff clarifying that this will be brought back to the next
578 meeting for the Board’s review. Supervisor McIntyre stated she believed Supervisors should be able to
579 provide written comments to Vice Chair Belyea regarding concerns and revisit them at the next meeting.
580 Chairman Castillo agreed with the motion and having District Counsel review the document and bring
581 it back to the Board. Ms. Thibault reiterated the motion and second to adopt the document as written,
582 subject to final review by District Counsel, with a final presentation to be brought to the Board at the
583 October meeting. She then called for the vote.

584 On a MOTION by Mr. Fontcha, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adopted the
585 **CLI Beach Club User Agreement DRAFT as written, with edits, subject to final review by District**
586 **Counsel, and with final presentation being brought to the Board at the October meeting,** for the Cory Lakes
587 Community Development District.

588 Vice Chair Belyea asked if Mr. Krause would take the document with revisions and send it to
589 District Counsel. Mr. Krause asked the Vice Chair if she was going to make revisions based on the
590 conversation – it was determined that Vice Chair Belyea would make revisions as discussed, send them
591 to Mr. Krause, and he would send them to District Counsel.

592 Chairman Castillo introduced **Exhibit 6**, CLI Beach Club Rental Agreement DRAFT.
593 Supervisor McIntyre stated she would like to see the before-and after-checklist previously used for the
594 6-hour rentals brought back for this document, and discussed the process staff went through with renters
595 to ensure the facility was checked before and after events for damage that could then be charged to
596 renters. Supervisor McIntyre asked if they wanted to get rid of the checklist. Vice Chair Belyea
597 explained that she worked from the last draft agreements for long-term and short-term to create one
598 easily managed document for residents that covered exclusivity for 2-hour or 6-hour rentals. She said

599 these were just for people who wanted to rent the Beach Club for their private use, i.e., closed to other
600 residents. She noted that she thinks they should charge a rental fee, which she reduced for the 2-hour
601 rental rate from the previous draft of \$200 to \$150. Supervisor McIntyre stated there was no 2-hour
602 rental fee in her draft; Vice Chair Belyea disagreed.

603 Supervisor Fontcha explained that they are discussing this because there is some disagreement
604 with using the Beach Club for free and exclusively so that other homeowners cannot use it. To prevent
605 that from happening, people who want to use the facility exclusively must pay a fee. Vice Chairman
606 Belyea confirmed this is only for exclusive use.

607 Supervisor Acoff added that if someone wants to use the facility during normal operating hours
608 for 2 hours, and it is open, he does not think there should be a fee, unless they want exclusive use, at
609 which point they should pay for it. He added that for 6 hours, you pay. Supervisor McIntyre agreed there
610 should be a deposit for 2-hour use, adding that Mr. Hall suggested it be in the amount of \$350 because
611 occasionally people rent the facility for two hours but stay longer and/or do not limit their event to 25
612 people. Vice Chair Belyea said that there is a security deposit and a rental fee proposed, the latter for
613 exclusivity. Supervisor McIntyre said the document does not state exclusivity.

614 Supervisor Acoff addressed that part of the document that discusses private rental of tables and
615 chairs, and suggested they give renters until close of business next day to remove rented items that may
616 be too late for rental companies to pick up by event's end. Mr. Krause asked about events scheduled for
617 the next day. Supervisor Acoff reiterated companies would not come out at late hours to collect their
618 items.

619 Supervisor McIntyre agreed with Supervisor Acoff and noted renters previously had until 5:00
620 p.m. the next day to have rented items removed. She asked if they were going to allow a 2-hour rental
621 at 11:00 p.m. She then read Florida Statute 190.035, about Districts being authorized to establish rates,
622 fees, etc. after a publicly noticed public hearing, and asked Ms. Thibault for her input. Ms. Thibault
623 explained that any time a District assesses fees to residents, it must hold a public hearing with 30-day
624 notice. She advised the Board that they could approve a draft of the documents to be considered for the
625 public hearing. She added that the Board could approve the document subject to the changes, subject to
626 District Counsel review, bring it back to the next meeting and host the public hearing in November.
627 Supervisor Fontcha added they could approve what they wanted, but that whatever they approved would
628 be contingent on review by District Counsel. Supervisor McIntyre stated the issue was the need for a
629 public hearing to allow the community the opportunity to come forward and express their opinion.

630 Supervisor Fontcha asked if the previous fees were approved after public hearings. Chairman
631 Castillo said they have always charged, and he is sure there was a public hearing. Supervisor McIntyre
632 said this is being brought up now because they are considering a new fee, which they cannot do without
633 first holding a public hearing. Supervisor Acoff inquired about indemnity/waivers being written into the
634 document. Ms. Thibault advised the Board that Mr. Krause could work with District Counsel to provide
635 liability waiver language/document. Chairman Castillo asked to also add the pre- and post- checklist to
636 both the 2-hour and 6-hour rental options and include the exclusivity verbiage.

637 Supervisor McIntyre stated that the current draft is not consistent with the current rules and
638 regulations on the website, and that the rules and regulations may need to be updated, as the draft
639 references them. She also discussed holidays and whether the Beach Club was open on certain holidays,
640 but could not be rented, adding that the way it is written it is not clear if the facility is open at all on
641 those holidays. Supervisors noted this is for the rental agreement, implying that the word "closed"
642 therein refers to rentals only.

643 Supervisor Fontcha made a motion to approve the rental agreement with edits discussed and
644 with the provision that District Counsel reviews by the next meeting. Supervisor McIntyre stated there
645 needed to be a public hearing. Supervisor Fontcha said Counsel will advise if there needs to be a public
646 hearing.

647 On a MOTION by Mr. Fontcha, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board adopted the
648 **CLI Beach Club Rental Agreement DRAFT, with edits discussed, and subject to final review by District**
649 **Counsel**, for the Cory Lakes Community Development District.

650 Supervisor McIntyre noted Item E, Discussion re: Placement of a Portable Ping Pong Table in
651 the Beach Club, to be Donated by Residents of CLI was missed. Chairman Castillo opened that item
652 for discussion. Supervisor McIntyre spoke about the success of a recent ping pong tournament and
653 stated that several people told her they wanted a ping pong table at the Beach Club. She asked the Board
654 to consider having a portable ping pong table at the Beach Club that could be stored in the kitchen and
655 brought out at specific times for people to play and then be put back. She added they may want to
656 consider making use of it part of a 2-hour rental agreement. She also noted people have made offers to
657 her to make donations to pay for the table, similar to how the district procured some benches. She
658 mentioned that someone else contacted her to say that they had a table they could donate to the District,
659 which she would recommend Mr. Hall examine before taking possession.

660 Vice Chair Belyea said she did not think the facility was suitable for a ping pong table, as there
661 was no dedicated space for it. Both she and Supervisor Fontcha mentioned safety concerns with ping
662 pong balls possibly hitting people. Supervisor Fontcha was not in favor of accepting a donation for the
663 Beach Club, stating that if the CDD needed something and had the budget for it, it should make the
664 purchase. Chairman Castillo agreed with comments about the lack of space. Supervisor McIntyre noted
665 there were two ping pong tables set up for the tournament where they were sitting for the meeting, and
666 it worked well. She added that she presented this item as a representative of the people requesting it,
667 but that she had concerns due to noise issues related to playing the game. Supervisor Acoff said he
668 thought they needed to keep it to special events and was not in favor of it. There was no motion made.
669 Supervisors agreed to table the item for now.

670 Chairman Castillo introduced the next item, **Exhibit 7**, Discussion/Consideration: Holding a
671 Special Joint Meeting between the POA & CDD, re: Community Covenants & Bylaws. Supervisor
672 McIntyre said she was in favor of such a meeting but was concerned about potential costs to the CDD.
673 Ms. Thibault advised that Supervisor compensation is an individual decision made by each Supervisor,
674 which they can waive or reduce for any meeting. Discussion continued among the Board about whether
675 to hold a separate meeting or hold it just before a regular meeting. Ms. Thibault also advised the Board
676 of the advertising costs they will accrue for having to publicly notice the meeting. Supervisor Acoff
677 said the meeting needs to happen but must be done right. He said that last time they had a separate
678 meeting on a separate date at 6:00 p.m. and that worked out well. He and Supervisor McIntyre discussed
679 meetings versus workshops, and she asked Ms. Thibault the difference. Ms. Thibault advised that no
680 votes take place at workshops.

681 Supervisor Fontcha said he felt having a separate meeting was better, and asked if BREEZE
682 could accommodate a discounted option to hold the meeting. Chairman Castillo noted they would also
683 need District Counsel present for the meeting. Supervisor Acoff asked if there are documents to be
684 discussed, that they receive the documents in advance to give them time to be reviewed. Ms. Thibault
685 advised that the contract with BREEZE offers the Board 13 meetings per year, so there would be no
686 additional charge unless it was more than 3 hours. Mr. Krause was directed to work with the POA to
687 produce dates/coordinate with their schedule and then advertise; POA President Sheryl Springer was in
688 attendance and advised she preferred a meeting the first week of November. Supervisor McIntyre
689 suggested Mr. Krause work with Ms. Springer to produce amenable dates for the POA, and once those
690 were determined, to bring them back to the Supervisors.

691 **EIGHTH ORDER OF BUSINESS – Committee Reports**

- 692 A. Landscape Aquascape Facilities (LAF)
693 There being none, the next item followed.

694 B. Safety and Security Committee

695 Supervisor McIntyre advised that Ms. Thompson was unable to attend the CDD meeting due to
696 a death in the family. She further advised that she could fill in to provide an update.

697 Supervisor Acoff suggested tabling this item until next month. The Board agreed, as well as to
698 table discussions on Exhibits 8 and 9, as they relate to the Safety and Security Committee.

699 **NINTH ORDER OF BUSINESS – Approval of Minutes**

700 A. Board of Supervisors: August 17, 2023

- 701 i. Summary of Motions
- 702 ii. Regular Meeting
- 703 iii. Action/Agenda or Completed Items

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

705 Tabled for the next meeting.

706 C. LAF Committee: Did not meet in September.

707 D. Other

708 Supervisor McIntyre noted that the headers of the Summary of Motions state the name of
709 another CDD; Supervisor Acoff noted the same issue in the regular minutes.

710 Supervisor Fontcha advised of changes needed to lines 159 and 161, for “cache” to be changed
711 to “Cachet.”

712 On a MOTION by Mr. Acoff, SECONDED by Castillo, WITH ALL IN FAVOR, the Board approved **the**
713 **Minutes for the August 17, 2023 Meeting with Amendments as Discussed, including Items A.i., A.ii., and**
714 **A.iii.**, for the Cory Lakes Community Development District.

715 Supervisor Acoff added that the dates needed to be changed in the headers as well.

716 Supervisor McIntyre stated that she liked the [agenda] book, and that the exhibits were easy to
717 find. She did ask for it to be printed on both sides of the page. Supervisors Belyea and Fontcha noted
718 they prefer electronic copies of the agenda packet, and Supervisor Fontcha noted his could be brought
719 on a tablet; Supervisors Acoff, McIntyre and Castillo prefer paper copies of the agenda packet.

720 **TENTH ORDER OF BUSINESS – Staff Reports**

721 A. District Engineer: Johnson Engineering, Inc.

722 There being none, the next item followed.

723 *This item was presented out of order:* Supervisor McIntyre noted that the Safety and Security
724 Committee Meeting Minutes needed to be addressed (**Exhibit 13**); Supervisor Acoff said there was no
725 one present to discuss the minutes. Supervisor Fontcha expressed concern for Item 10 in the Safety and
726 Security Committee Meeting Minutes, about a member being voted off the committee. Supervisor
727 McIntyre reiterated that the Board decided to discuss the minutes at the next meeting. Supervisor
728 Fontcha asked if the committee would be meeting again before the next CDD meeting; Supervisor
729 McIntyre informed the group that the next Safety and Security Committee meeting was scheduled for
730 October 10, but that it may be cancelled.

731 B. Facilities Manager: John Hall

732 Mr. Hall noted there was a storm that did not do much, though everything needed to be taken
733 down and stowed in preparation. Staff are now in the process of putting things back, including nets. He
734 added that everything that had been damaged is in the process of being repaired. Supervisor McIntyre
735 asked if the damage being repaired was from the storm or from vandalism. Mr. Hall mentioned the
736 mailboxes, the guardhouse – he stated he was in the process of working with insurance to have it all

737 addressed. He added the replacement mailbox has been designed and that he needed confirmation from
738 Ms. Thibault about a mailing address to proceed with ordering it. Supervisor McIntyre thanked Mr.
739 Hall and an unnamed resident for figuring out who damaged the mailboxes.

740 Mr. Hall noted residents could do a better job of taking ownership of their actions and cited an
741 example of another resident damaging another mailbox and car and not reporting it. Chairman Castillo
742 asked who was doing the damage, Mr. Hall reported it was adults in the community. Supervisor
743 McIntyre noted it was kids who reported it to staff. Mr. Hall advised all repairs will be made and all
744 money will be recouped.

745 Mr. Hall advised there are cracks in the basketball court, but there are no deviations, meaning
746 no trip hazards. He said the cracks can be filled with a similar-colored caulking until something more
747 can be done with it. He added the issue is caused by people driving their cars on to the asphalt to light
748 the courts, and that the asphalt is only two inches thick and not designed for the weight. He added that
749 all the courts were redone at the end of 2016/early 2017 when they did the new tennis courts.

750 Mr. Hall stated that the beach volleyball court was put in in 2017 at a cost of just over \$20,000;
751 he put \$3000 of repairs into it in 2020; in 2021 he put another nearly \$8,000 into it for the same issue
752 now – the silt barrier underneath is getting pulled up and sand is being displaced. He said he will need
753 to fix it at a cost of another \$8,000. He is not sure the cause of the issue but has tried different remedies
754 to no success. Supervisor McIntyre asked about playing volleyball on grass, to which Mr. Hall advised
755 it can be done, but it is not a preferred surface.

756 Mr. Hall continued to report they are doing normal maintenance items and getting prepared for
757 the holidays. Tree trimming was scheduled to start within the next 2 weeks – all the community palms
758 - and Christmas lighting was scheduled to go up in the middle of October. He added that sidewalk
759 pressure washing was generally an annual project, but that the vendor increased prices by \$5,000 (from
760 \$30,000 to \$35,000 for the entire community) for the first time since 2017. Supervisor Acoff asked if
761 that would include the entrance at Morris Bridge – the rain curb there. Mr. Hall advised it is just for the
762 sidewalks, so it would not include the curbs.

763 Supervisor Acoff mentioned that now that they are on well water and do not have the hard water,
764 it may be time to address the entrance area. He also asked if any of the dead palms will be removed.
765 Mr. Hall advised the work is just the forced maintenance of the trees. Supervisor Acoff noted there are
766 several dead palms and asked the Board if they should get a quote to address them. Chairman Castillo
767 agreed with him, but noted he thought it was a POA issue. Mr. Hall added that the trees are on private
768 property, and Chairman Castillo noted that the POA needed to send a letter to residents. He asked POA
769 President Springer, who was in attendance, if she could comment on the dead palms on private property.
770 Ms. Springer advised that they do send letters for any trees on personal property, and that includes the
771 palm trees.

772 Chairman Castillo advised he received several requests to purchase an additional flat bench for
773 the gym to allow for more simultaneous use of equipment. Mr. Hall asked if one of the two benches in
774 there could be adjusted to be flat, but Chairman Castillo advised the decline bench does not adjust. The
775 Board asked Mr. Hall to get a quote for the next meeting.

776 C. District Counsel: Straley Robin Vericker, P.A.
777 There being none, the next item followed.

778 D. District Manager: BREEZE

779 Ms. Thibault updated the Board on the transition: all bank accounts have been transitioned over,
780 as well as the debit card. Ms. Thibault advised the bank cancelled the credit card, so BREEZE is working
781 to obtain a new credit card for the District, but Mr. Hall can use the debit card in the interim. BREEZE
782 has received all electronic documents but is still awaiting paper documents from the previous
783 management team. The Finance team has started building the General Ledger and is working on

784 financial statements for the next meeting. Ms. Thibault added that Cory Lakes has 6 bank accounts, and
785 that she is organizing the bank accounts and working to get the District a better interest rate on its money
786 market account. She stated that most of BREEZE's districts have three bank accounts: money market,
787 debit card, and operating. She said she will bring an update back to the Board in October.

788 Supervisor Acoff asked Mr. Hall if there were any issues with vendors getting paid through the
789 transition. Mr. Hall advised some vendors are asking questions, but as the transition progresses, there
790 should be no issues. District employees are getting paid. Ms. Thibault advised that BREEZE is up to
791 speed with invoices and that the turnaround to pay invoices is 48 hours (outside of transitional periods).

792 Mr. Krause asked if he could remove "Other Business" from the agenda, as it can be covered
793 under Supervisor Requests. The Board expressed its approval to remove that agenda item.

794 Chairman Castillo addressed comments about residents needing a COI for dance practice at the
795 Beach Club, and asked Ms. Thibault for guidance on the issue. Ms. Thibault asked if the users filled
796 out a use agreement, and Supervisor McIntyre responded that they had not. She added that if it were two
797 or three people coming up to read a book together, no COI would be required. If they are filling out a
798 use agreement, then yes, one would be required. Vice Chair Belyea said they do not need to fill out an
799 agreement, as they see if the facility is being used, and if it is not occupied, they come in and practice.
800 Ms. Thibault advised that at that point, the CDD does have some liability as far as dancing, such as
801 slipping, so in cases like that, she recommends a general liability waiver. Vice Chair Belyea asked if
802 BREEZE has something like that that can be provided to staff for people to sign. Ms. Thibault said yes.

803 Supervisor McIntyre said that her understanding after conversations with Counsel is that they
804 need to have a COI to protect the CDD legally. She discussed some noise issues she experienced with a
805 dance group and added that there are rules for filling out an agreement for sole use, which she said dance
806 groups need due to the noise/disruption associated with them. She said that Counsel said they need to
807 have a COI and a background check. Ms. Thibault noted she would check with Counsel on needing a
808 background check, as her districts do not usually require one. Supervisor McIntyre stated that counsel
809 required a background check for the tennis and swimming coaches. Chairman Castillo noted they
810 [dancers] are not vendors. In response, Supervisor McIntyre said that they are allowing their youth to
811 be guided by someone and asked if they had a responsibility to ensure that guidance is verified.

812 Supervisor Acoff noted they did not fill out the use form and wondered why. He said they
813 should get the form, review it, and evaluate the situation then. Ms. Thibault advised that if there are 15
814 people, that constitutes some sort of group. Supervisor Fontcha agreed with Supervisor Acoff that the
815 dancers should fill out the form. He added that his understanding is this is not a business, but rather like
816 people coming in to play poker. Supervisor McIntyre stated that the user does have business and they
817 use another facility for the classes. She said it raises the question that if they do have access to the Beach
818 Club, do they plan to teach classes. Ms. Thibault advised that this item will be brought back for
819 discussion. Mr. Hall noted that he spoke with one dancer, and they said they do not want to sign a use
820 agreement because they do not always plan when they would use the facility – they just check to see if
821 it is in use. Ms. Thibault repeated that something will be brought back for the Board.

822 **ELEVENTH ORDER OF BUSINESS – Other Business**

823 This item was removed earlier in the meeting at the request of the District Manager.

824 **THIRTEENTH ORDER OF BUSINESS – Supervisors' Requests**

825 *This item was presented out of order.*

826 Supervisor Fontcha spoke of a homeowner who he says was removed from the Safety and
827 Security Committee because he went on vacation with his family, and that he feels he should be allowed
828 back on the committee. He asked Supervisor McIntyre, as the Safety and Security Committee Liaison,
829 to take a message back to the committee that they return the homeowner to the committee. Chairman

830 Castillo agreed with Supervisor Fontcha. Supervisor McIntyre said there was background concerning
831 this issue that needed to be discussed. Supervisor Acoff said the item should be tabled as the committee
832 chair was not present. Supervisor Fontcha said he is bringing it up now because there is another Safety
833 and Security Committee meeting scheduled before the next CDD meeting. He asked that the homeowner
834 be reinstated and then the Board can decide after that to keep or remove him. Supervisor McIntyre said
835 the issue is attendance as it relates to establishing quorum, and that the committee member did not
836 respond that he would attend for three meetings in a row, one of which had to be cancelled due to lack
837 of quorum. She added that Supervisors make a commitment to attend CDD meetings and the same
838 commitment is expected of Committee members.

839 Ms. Thibault advised the Board to make a motion to either table the discussion, accept, or deny.
840 Supervisor McIntyre made a motion to table the discussion until the next meeting. The motion failed for
841 lack of a second. Ms. Thibault asked if there was another motion. Supervisor Acoff stated he thought it
842 was agreed everything [Safety and Security Committee] would be moved to the next meeting. Chairman
843 Castillo agreed and stated they will table this discussion to the next meeting, where the homeowner
844 would have an opportunity to state his case. Supervisor Acoff noted the charter for the committee is not
845 approved; he added that 10 years of service is important, and that the rules and protocols are important,
846 and that they must be fair.

847 **TWELFTH ORDER OF BUSINESS – Public Comments: Non-Agenda Items (3 Minutes per Speaker)**

848 *This item was presented out of order.*

849 Vinoo Menon addressed the Board. He asked who to report streetlights issues to, and who would
850 be reporting them. He also asked about an update from the last meeting concerning security vests for
851 the team for directing school traffic and at the gates. Mr. Hall advised Allied should be doing that.
852 Supervisor McIntyre said she spoke with Allied before the meeting and she said things were improving
853 and they do have vests. He asked about the request for the rover, and if that was for a new staff member.
854 Chairman Castillo confirmed it was just for staff, but that it was only their recommendation and is not
855 in the budget for this year. Mr. Menon also asked about palm trimming.

856 Carlos Guzman mentioned the bank accounts for the District that were discussed earlier under
857 the District Manager report. Mr. Hall explained that there were multiple accounts due, in part, to carry-
858 over funds from last year that were requested to be put in 3 separate accounts. Mr. Guzman asked what
859 it would take for those accounts to be audited or forensically audited. Ms. Thibault stated that for a
860 forensic audit, another firm would need to be brought in to do it. She advised that BREEZE does a bank
861 reconciliation, and any errors are found then. She added that BREEZE will start bank reconciliations
862 from when it took over and moving forward. Ms. Thibault said BREEZE is responsible only for
863 financials from the date/time it took over management of the District. She added that she does review
864 the General Ledger, and that if anything strikes her as off, she will reach out to the previous management
865 firm for clarification.

866 Mr. Guzman said that he also has requested public emails from several Supervisors including
867 one former Supervisor whom he says refuses to provide his emails from when he was a Supervisor. He
868 added that this former Supervisor was using his private email address to respond to the District Manager.
869 Ms. Thibault advised Mr. Guzman that he can make comments to the Commission on Ethics regarding
870 that issue.

871 Harry Ramphal addressed the Board. He offered his services for a forensic audit for free to the
872 District. He said he was a forensic accountant.

873 Toshina Sethi asked for a conclusion to her request. Chairman Castillio advised that it was going
874 to Counsel for review. She asked if the update would come at the next meeting or would someone reach
875 out to her with an update in the interim. Chairman Castillo advised it would be at the next CDD meeting.
876 Ms. Sethi advised that her event would be over by then. Supervisor McIntyre stated that they need to

877 consult Counsel, as the last guidance they received from him was that they needed to obtain a COI from
878 anyone who uses the facility for sporting activities, as well as a background check. Ms. Sethi stated she
879 has been using the facility for 10 years and no one has ever asked her for those items. She added that
880 there are new rules of which she was not aware. Supervisor McIntyre said Counsel just brought this up
881 within the last 6 months as the Board had questioned it, and they would be remiss if they went against
882 his advice.

883 Kara Greco addressed the Board. She pointed out that the ZOOM links for this meeting were
884 hard to get, though some people had them. She mentioned the Book Club meets once a month for about
885 an hour, and asked how any new rules pertain to that meeting. Chairman Castillo said that if they are
886 using the clubhouse non-exclusively, everyone has access that way. He added that as long as the use is
887 not exclusive, they are ok.

888 A resident from the audience asked whether exclusivity was still for 25 people or if it was
889 increased to 100. Supervisor McIntyre informed her that for 2 hours it was 25. The resident asked for
890 confirmation that they would still pay \$150 for 25 people. Chairman Castillo stated that if the event was
891 exclusive, that was correct. Supervisor McIntyre added that was not approved yet.

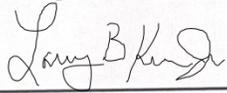
892 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

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

895 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adjourned the
896 meeting at 9:12 p.m. for the Cory Lakes Community Development District.

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

900 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
901 meeting held on Thursday, October 19, 2023.

902 

Signature



Signature

903 Larry Krause

Printed Name

Jorge Castillo

Printed Name

904 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

905