

1 **MINUTES OF 02/22/24 REGULAR MEETING**  
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development District  
5 was held Thursday, February 22, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa,  
6 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/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>,

8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837 3143  
9 1918, Passcode: 123456.

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. and conducted roll call. He greeted and  
12 thanked everyone for being present at the meeting.

13 Present and constituting a quorum were:

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

19 Also present were:

20	Larry Krause	District Manager, BREEZE
21	Patricia Thibault ( <i>via Zoom</i> )	District Manager, BREEZE
22	John Hall	Facilities Manager, CLI
23	Dominique Green	Office Administrator, CLI
24	Ken Hagan	Commissioner, Hillsborough County
25	Richard Reidy	Commissioner Assistant, Hillsborough County
26	Tabitha	New Site Supervisor, Allied

27 *The following is a summary of the discussions and actions taken at the February 22, 2024 Cory Lakes CDD*  
28 *Board of Supervisors Regular Meeting.*

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

30 *This item was addressed out of order.*

31 *There being none, the next item followed.*

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

33 *This item was addressed out of order.*

34 *There being none, the next item followed.*

35 **FIFTH ORDER OF BUSINESS – Special Presentation: Hillsborough Commission Chair Ken Hagan**

36 *This item was addressed out of order.*

37 Chairman Castillo announced that the Special Presentation would be first due to Commissioner Hagan’s  
38 schedule, then welcomed and introduced Commissioner Hagan.

39 Commissioner Hagan greeted and thanked all for attending. He then discussed updates on Morris Bridge  
40 Road safety improvements that were designed to reduce speeding and crashing and noted a number of casualties  
41 last year. He said that his staff discussed options last August and returned with some short-term and long-term  
42 suggestions, with estimated funding costs of about \$800,000 to \$40 million, respectively. He stated that the most  
43 recent cost proposal was increased to \$2.1 million and was approved for the improvements. Commissioner

44 Hagan also noted that Mr. Reidy, his legislative aide, would remain after his departure to discuss details and  
45 accommodate inquiries. He informed everyone that it would take several months for procurement and  
46 installation of safety equipment, and that along with the mentioned proposals, he would start working on  
47 addressing long-term improvements, such as providing a roundabout in front of the community.

48 Commissioner Hagan next opened the floor to questions.

49 A resident asked if Morris Bridge Road could be widened, and Commissioner Hagan answered that it  
50 was not possible for several reasons.

51 A resident asked for a guarantee that there would be no annexation of land and no construction of smaller  
52 homes in Cory Lake Isles which might contribute more traffic to Morris Bridge Road. Commissioner Hagan  
53 noted that the CDD is within the City of Tampa limits. Mr. Reidy said that the County does not have the  
54 jurisdiction to interfere in any proceedings. Commissioner Hagan stated that he would not support the annexation  
55 if it got as far as him. The resident said that he would send Commissioner Hagan emails regarding this matter.

56 A resident asked about any legislation pertaining to trash being dumped on Morris Bridge Road and to  
57 preserve the area. Commissioner Hagan said that the County can help with signage for trash and request an  
58 enforcement presence from the Sheriff.

59 A resident asked about any existing projects concerning the cross-county partnership or lines that would  
60 lessen the heavy traffic occurring along Morris Bridge Road as well as ensure safety. Commissioner Hagan said  
61 that there was an earlier engineering study which stated that about 30% or 40% of traffic was coming from Pasco  
62 County. He noted challenges over the past 15 years in efforts to make a way for the road in Pasco County. He  
63 said that most regions would talk about collaboration; however, the CDD would be the one to face the  
64 difficulties.

65 A resident asked if the CDD is under the Commissioner's jurisdiction. Commissioner Hagan restated  
66 that the City of Tampa would be involved with, not the County, as each has its own function.

67 A resident expressed his appreciation to Commissioner Hagan for being present. He raised concerns  
68 about speeding and illegal passing and wanted to see more enforcement. Commissioner Hagan gave an example  
69 about communities that were divided between city and county and acknowledged the challenges that come with  
70 that. He mentioned that there would be a new park by September or October of this year, wherein a Sheriff's  
71 Deputy would be more visible and might be able to help in addressing the problems on Morris Bridge Road.

72 A resident commented that he thought it was an enforcement issue and had seen improvements on Morris  
73 Bridge Road. He said that he witnessed speeders being aggressive toward the police; however, the situation had  
74 recently become better. Commissioner Hagan opined that the presence of the police would help.

75 A resident asked what could be contributing to most of the issues, such as darkness, rain, or the like.  
76 Commissioner Hagan said that he would get more information and added that the issues were not  
77 environmentally driven, but rather driven mostly by people illegally passing. Mr. Reidy explained that many  
78 people were driving greater than 10 miles above the speed limit, and that 80% of the vehicles during early  
79 morning hours were driving more than 10 mph over the speed limit. He added that these findings were forwarded  
80 to the Sheriff for traffic management.

81 Commissioner Hagan thanked everyone, apologized for leaving early, and assured all that Mr. Reidy  
82 would remain to answer questions. Chairman Castillo thanked Commissioner Hagan and asked Mr. Reidy if he  
83 could continue to take questions for 15 minutes.

84 Mr. Reidy discussed his handout in detail with the audience. He said that devices would be used, such  
85 as speed feedback signs, flashing beacons for intersections ahead, curve warnings, and single-head back plates.  
86 He noted that markers at curves would be enhanced and mechanized, which would be featured more during the  
87 night as they are reflective. He added that delineators would cover almost the nine-mile strip and would be  
88 ceased at intervals for practicality and, if necessary, law enforcement. He explained that the strip is from I-75  
89 Brandon up to the county line and said that he would leave the map for some time for the community to review.

90 Mr. Reidy informed everyone about the plan to add new lines and reflectors to make the lanes more visible. He  
91 mentioned that those new lines would be put at the entrance of Cory Lakes. He said that green lanes for bicycles  
92 and other signs at different locations would be incorporated as well.

93 Mr. Reidy explained that the initial projected cost of \$800,000 was reassessed by the staff and went up  
94 to \$2.1 million. He said that the commissioners were talking about its feasibility and that Commissioner Hagan  
95 recalled the actions of the community and the increasing incident reports along Morris Bridge. Mr. Reidy  
96 reiterated the addition of signs and improvements at the bridge and said that it would take about 8 months for  
97 contracting, procurement, etc., and three months for construction and implementation, for a total of about a year.  
98 He opined that advancement would be expected after fall and would have rapid progress when more people were  
99 onsite. He said that they would talk to the Sheriff's Department about traffic enforcement and advised residents  
100 to seek assistance from the Sheriff if the community wanted to have more police in the area. He said that there  
101 should be at least two deputies assigned to the substation regularly. A resident asked the location of the  
102 substation, and Mr. Reidy said that it would be at the park.

103 A resident asked about alternative routes to resolve traffic due to the expansion of subdivisions. Mr.  
104 Reidy explained that they tend to narrow the roads when speeding occurs. He added that there would be impact  
105 fees when development begins. He advised connecting with him if anyone had suggested routes, and then he  
106 would ask the designated engineers to assess. The resident proposed a plan, and Mr. Reidy asked the resident to  
107 send him an email.

108 A resident spoke about potholes on the road because of the increasing traffic, some of which were deep  
109 and should be addressed. He wanted to know if the road was being monitored for deterioration. Mr. Reidy  
110 answered no and said that they rely on residents to report issues, which the county would then address. He  
111 reiterated the importance of communication between the residents and the county.

112 A resident asked if the county could send someone out for a time study on the traffic light at the I-75  
113 exit due to its cycle and waiting time. Mr. Reidy advised sending him an email, and he would forward it to the  
114 traffic committee.

115 A resident asked if the county contemplated using speed cameras. Mr. Reidy responded that not as of  
116 the moment, because of the constitutional and enforcement issues. He added that it would be up to the Sheriff to  
117 address it with the County and provided an example of subdivisions using cameras for other purposes.

118 A resident made a statement on behalf of the community, in which he recognized the bereaved families  
119 because of the road accident and thanked Commissioner Hagan for his concern for the community and being  
120 present at the meeting. He acknowledged Commissioner Hagan's commitment and the challenge of having about  
121 a \$2,000,000 budget for the improvements at Morris Bridge Road. Another resident said that the accident was  
122 partly due to someone driving a golf cart on the mentioned road and hoped that residents would not do the same.

123 Chairman Castillo thanked the Commissioner's team for their efforts and assistance to the community.  
124 He mentioned the timeline of the project and asked if a budget would be provided for any road repairs. Mr.  
125 Reidy said no and discussed that the fund was taken out due to safety. He added that the road repair could come  
126 as an outcome of the ongoing budget session in Tallahassee, which could be used for improvements and long-  
127 term action plans. Chairman Castillo acknowledged Mr. Reidy's statements and gave an example about potholes  
128 on Cross Creek Blvd. that should be addressed. He asked if there would be expansion on Cross Creek Blvd. due  
129 to the number of people coming in. Mr. Reidy answered no, but investigations were taking place, specifically  
130 on the turn lanes from Cross Creek Blvd. southbound to Bruce B. Downs Blvd. He said that they did not discuss  
131 it thoroughly yet because it is a state road and would need to include the Florida Department of Transportation.  
132 He also stated that he had already mentioned to the County engineers about a week ago the possibility of adding  
133 a third lane, converting one of the existing lanes, or extending the queue area.

134 Supervisor Acoff asked if any budget or studies could be provided for the community, such as WEIR or  
135 stormwater concerns, that might be affected by some construction and other surrounding development. Mr.  
136 Reidy said that they could investigate it; however, he noted that the District is privately owned. Supervisor Acoff

137 said that public water was being taken. Mr. Reidy said that it was the natural flow of water and would depend  
138 on the property owners. He added that they could look at proper actions from a stormwater perspective because  
139 there might be some projects on clean water.

140 Mr. Reidy reminded everyone that he would leave the map for a while and thanked them all for  
141 participating in the presentation. Chairman Castillo thanked Mr. Reidy and asked the Board if they had any other  
142 comments.

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

144 *This item was brought back for the Pledge of Allegiance.*

145 Chairman Castillo led everyone in reciting the Pledge of Allegiance.

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

147 Chairman Castillo opened Audience Comments.

148 Mr. Halade thanked everyone for being present and said that he had two concerns. He first spoke about  
149 the Beach Club Non-Exclusive 2-Hour Usage Form and asked the reason for not using the facility for yoga,  
150 dance, or other physical activity. He mentioned some benefits of doing yoga and said that he was confused about  
151 the usage limitations of the Beach Club. He talked about the second issue, which was about two trees that might  
152 fall, and asked who would be responsible if damage occurred. Supervisor McIntyre clarified if Mr. Halade was  
153 referring to the line on the form that needs to be checked if physical activity would occur during the event, and  
154 Mr. Halade agreed. Supervisor McIntyre explained that they require that information to determine if the  
155 participants need to sign an additional Liability Form and added that it does not mean that they cannot use the  
156 Beach Club. Chairman Castillo said that the Board would address the first point on the agenda later and that the  
157 trees between the homes would be under the POA jurisdiction, since those were not in the common area. He  
158 opined that the mentioned trees would be resolved under Action Items.

159 Mr. Foster thanked all for attending and complimented Allied Universal for their service at the gates,  
160 including the identification of people who were allowed to enter. He reiterated that he was not in favor of the  
161 annexation of new land and the construction of small homes. He mentioned that the community already has  
162 concerns with some residents about not doing property maintenance and those small homes should not add to  
163 them.

164 Mr. Jake thanked the community and Commissioner Hagan and his team for the initiative and  
165 communication. Chairman Castillo thanked Mr. Jake and expressed his condolences for their family's loss.

166 **SIXTH ORDER OF BUSINESS – Vendor Updates**

167 **A. Envera**

168 *There being none, the next item followed.*

169 **B. Allied Universal**

170 Ms. Tabitha, the new site supervisor, addressed the Board and advised that they could approach her at  
171 Morris Bridge entrance if they had matters that needed to be addressed. She informed the Board of the new  
172 Operations and Client Managers who would visit the community the following day and present themselves  
173 formally at around 11:00 a.m.

174 Supervisor McIntyre asked for updates on carpooling. Ms. Tabitha said that it had gotten worse lately,  
175 particularly in the morning, and explained that cars were still coming into the Morris Bridge gate. She said that  
176 she was aware Ms. Abbott had tried to inform the drivers about having fingerprint access and added that she  
177 registered some as regular guests. Supervisor McIntyre asked how they pick up the children. Ms. Tabitha said  
178 that they were meeting the students at the front of the gate house at the roundabout. She mentioned a resident  
179 complaining because he kept backing up into the other side of the exit gate where the security truck was parked

180 and advised the resident not to do that. She opined that they wanted to look for a way to ensure the safety of  
181 their children.

182 Chairman Castillo asked if people were being notified that they could have barcodes, and Ms. Tabitha  
183 said that she had spoken to some of them. Supervisor McIntyre recalled that a form would be distributed for the  
184 people to fill out to gain access and asked Ms. Tabitha if she already had a copy. Ms. Tabitha answered not yet  
185 and said that she could hand those out. Supervisor McIntyre said that police would be contacted at the park, and  
186 Ms. Tabitha stated that she could not call the police and that the residents should be the ones to do so.

187 Mr. Hall said that Tampa Police (TPD) and Florida Highway Patrol (FHP) could not do anything about  
188 it and that he is working with Mr. Babbar on verbiage for signage to be posted on both sides of the gate, such as  
189 no parking or standing. He added that TPD and FHP could have more authority if the signs were put up.  
190 Chairman Castillo asked if flyers could be handed out to give an overview of the actions needed, and Mr. Hall  
191 said that he had tried but people were not interested. Mr. Hall noted that staff has had issues with a person  
192 dropping off at the wrong place and added that was the reason signage was suggested.

193 Supervisor Acoff asked Mr. Hall and Ms. Tabitha what the two worst days of the week were for  
194 violators; Ms. Tabitha said Thursday and Friday. Supervisor Acoff asked if there was a boundary around the  
195 guardhouse that the CDD owns. Mr. Hall said that the guardhouse is located on the right-of-way, and the CDD  
196 does not own that property. Supervisor Acoff advised asking Mr. Babbar and checking the proximity limitations.  
197 He said that if the CDD could not manage the boundary, they had to think of other ways. He acknowledged the  
198 use of signage and asked Chairman Castillo if they could have a meeting with Envera and Allied regarding  
199 proposals for security with the approaching FY 2025 budget planning. He suggested looking into ways for either  
200 maximizing technology with the cooperation of both vendors or keeping human resources.

201 Supervisor Fontcha asked about the impact on finances if the CDD would have FHP present in the  
202 morning. Mr. Hall said that budget was not the issue and stated that the FHP would visit recurrently per month  
203 and upon request. Supervisor Fontcha gave an example to clarify the optimal time of patrol and its effect.

204 Supervisor Acoff reiterated his question about meeting Envera and Allied in planning security and  
205 considering funding. He said that he wanted to know the technology and activities of Envera since Allied is  
206 always present. Chairman Castillo acknowledged Supervisor Acoff's idea and asked Mr. Hall to assist the Board  
207 in communicating with Envera to attend the April meeting along with Allied. Mr. Hall said that the Board asked  
208 him to discuss later, under his report, the updated price of future projects and mentioned that Envera had  
209 increased its cost due to technology upgrades. He said that Cory Lakes is the only community utilizing  
210 fingerprint scanners through them and that Envera's current proposal was the QR code reader, which could be  
211 easily used by visitors. He explained the process of using the QR code and getting details into the system.  
212 Chairman Castillo asked if people from outside could be permitted to pass through the resident lane in that case.  
213 Mr. Hall said that the community would have to purchase and install kiosks or devices if those were considered.

214 Supervisor McIntyre acknowledged Supervisor Acoff's suggestion to have Envera attend the meeting  
215 and discuss their projects and mentioned Ms. Thibault's email regarding the budget workshop on March 26 or  
216 27, wherein the proposed budget should be adopted at the meeting on May 16 unless a special meeting happens  
217 before June 15. She added that Ms. Thibault advised discussing it at the April or May meeting before the  
218 adoption. Supervisor McIntyre restated that both Envera and Allied should attend the budget workshop so that  
219 Envera could also accommodate some inquiries, and Mr. Hall said that he would reach out to Envera. Chairman  
220 Castillo suggested that Envera could provide a brief overview presentation to the CDD.

221 Ms. Thibault said that there are other companies that also offer security systems. Supervisor McIntyre  
222 noted the expense of removing the Envera-installed equipment and said that she would consider the option with  
223 fewer charges. Ms. Thibault advised reviewing the contract with Envera, as their equipment is not  
224 interchangeable with other systems, and its termination would require 30-day notice before the renewal date.

225 Chairman Castillo noted there was no contract and that the District owned the equipment. He added that  
226 the CDD was currently paying only monthly service fees. Ms. Thibault asked if the Board wanted Envera to

227 come to the March meeting or the budget workshop. Supervisor Acoff restated that the initial request was for  
228 Envera to discuss their work and said that they would check other available options. Mr. Hall said that the District  
229 is not paying for the equipment, but that if the District hired another company, that company would need to  
230 install its own equipment, in addition to there being a transition phase.

231 Supervisor Acoff said that the objective was to assess the workability as well as the return on  
232 investments. Ms. Thibault said that the District is paying over \$3,000 per month for Envera. She asked the  
233 Supervisors if they wanted the vendors to discuss their proposals at the workshop so that the Board could decide  
234 in April. Mr. Hall said that LMP has a three-year contract, so the price would be locked in, and that Allied was  
235 the one presenting for an increase. He advised the Board to talk over Envera's technology so that they could  
236 finalize the man-hours of Allied and suggested having Envera at the March meeting. Chairman Castillo  
237 summarized that the Board wanted Envera to attend the budget workshop in March. Ms. Thibault asked the  
238 Board if they wanted another company to present a proposal for the services offered by Envera, and the Board  
239 agreed. Supervisor Acoff said that if Allied wanted to change their prices, they should also present that proposal  
240 next month. Chairman Castillo clarified that it was Allied asking for an increase and not LMP. Ms. Thibault said  
241 that she would also reach out to LMP for proposals that could be included in the finances, and the Board  
242 concurred that all vendors should be present at the workshop. Vice Chair Belyea advised reviewing the end date  
243 of Envera's contract.

244 A resident spoke about a compound nearby where Envera used technology that recognized license plates,  
245 and then the gate would open. Mr. Hall explained about tag recognition technology, including the resident  
246 recommendation for visitors, which was presented in 2017. He added that the Board rejected the proposal due  
247 to people loaning their cars to others. He said that the tag technology would speed up the process, but the problem  
248 would be the non-residents visiting other people's houses. Supervisor McIntyre asked about that technology and  
249 whether its deployment would negate the need for barcodes; Mr. Hall said that it could, but does not necessarily  
250 negate the bar code.

251 **C. Exhibit 1: Landscape Maintenance Professionals (LMP)**

252 LMP was not present at the meeting, and Mr. Hall said that they were doing the scheduled tasks.  
253 Supervisor Acoff asked if Mr. Hall approved the inspection report and if he went with LMP during the site visit.  
254 He asked to add the percentage by weight per section to the reports. Mr. Hall said that the report would be  
255 different, including the weight, moving forward. Supervisor Acoff advised having Mr. Small sign the report and  
256 Mr. Hall review it after. Mr. Hall said that he was signing the form if he was present during the inspection and  
257 stated that he was not present for the current report. Chairman Castillo asked Mr. Hall if the report was sent via  
258 email and if he had a physical inspection afterward. Mr. Hall said that he would be inspecting along with LMP  
259 from this moment on. Mr. Hall said that this inspection was planned, but he was sick, so Mr. Small proceeded.

260 **SEVENTH ORDER OF BUSINESS – Financial Items**

261 **A. Exhibit 2: Acceptance of the January 2024 Unaudited Financial Statement**

262 1. Exhibit 3: Variance Report for January 2024

263 Ms. Thibault addressed the Board and discussed the financial report, noting a receivable from the  
264 amount of taxes collected still left in the amount of \$182,347, and that they calculated it back out under the  
265 deferred revenue since it was uncertain whether that would be fully collectible. She stated that the net cash  
266 balance was about \$2.3 million, and that if 100% of the budget was expended, the potential budget deficit could  
267 be about \$77,000. She reminded the Board that this was a budget, not the actual. She said that the Government  
268 Finance Officers Association previously advised having a three-month operating reserve, which was recently  
269 reduced to two months because of technology improvements. She noted that years ago, CDDs would receive  
270 their tax revenue in December or January but are now receiving them about a month earlier due to improvements  
271 in technology. Supervisor Acoff asked Ms. Thibault if these numbers were based on the old or new plan. Ms.  
272 Thibault referred to the new plan and explained that in the old one, the \$360,000 and three-month operating

273 reserve were not included. She reminded Supervisors that future interest was not considered because of the  
274 fluctuating rate and said that they were expecting a couple thousand dollars per month in interest.

275 Supervisor Acoff summarized Ms. Thibault's statements for confirmation. Ms. Thibault said that if the  
276 actions they had been taking for the past four months continued, it would give them a savings of about \$255,000  
277 at the end of the year, which showed the results of the cutbacks they made. Supervisor Acoff said that those  
278 adjustments were effective based on the report and thanked Ms. Thibault for her service. Ms. Thibault said that  
279 under the General Fund Significant Financial Activity, the District had saved about \$126,000 in the four months  
280 of the fiscal year and added that it was the actual, not the projected. Supervisor McIntyre thanked Ms. Thibault.

281 Chairman Castillo asked if the \$255,742 under General Fund Revenue and Expenditures would increase  
282 by about \$100,000 since the operating reserve was reduced from three to two months. Ms. Thibault advised  
283 those were projected numbers and that other considerations would need to be factored in, but said that she  
284 expected they could have about \$100,000 to \$150,000 at the end of the year. She advised that she would have  
285 more detailed analysis at the Budget Workshop.

286 Supervisor Acoff asked if the collection of Assessments Receivable would positively affect the budget.  
287 Ms. Thibault said yes and that she would bring a presentation to review the budget again. The Board decided to  
288 hold the budget workshop on Tuesday, March 26 at 6:00 p.m., which should be advertised as a workshop. Vice  
289 Chair Belyea asked if it should be in person or virtual. Ms. Thibault said that quorum was not required, and  
290 Supervisors could call in because no decisions would be made. She restated that the vendors would be present  
291 to pitch their proposals so that the Board could discuss.

292 Chairman Castillo said that the Regular Meeting would be on March 21, and Mr. Krause confirmed.  
293 Chairman Castillo thanked Ms. Thibault for her work.

294 Supervisor Acoff asked Mr. Hall and Ms. Green if there would be major expenses that the Board should  
295 expect and recalled some road work mentioned in the amount of about \$7,500. Mr. Hall said that would come  
296 out of Stormwater.

297 On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted the  
298 **January 2024 Unaudited Financial Statement**, for the Cory Lakes Community Development District.

299 **EIGHTH ORDER OF BUSINESS – Business Items**

300 **A. Exhibit 4: Discussion - Review of Beach Club Non-Exclusive 2-Hour Usage**

301 Supervisor Acoff asked about page 22 and decided to proceed to Exhibit 4 since it was already discussed.

302 Mr. Krause addressed the Board and explained the tracked version of the Beach Club Usage Agreement  
303 based on the comments at the last meeting. He said that this was forwarded to the District Counsel, and he had  
304 not gotten any feedback yet. He added that this was supposed to be discussed today; however, Mr. Babbar had  
305 a schedule conflict and said that the Board could decide to continue or postpone the review.

306 Supervisor Acoff advised changing "their" to "they" on item 5. He also commented that item 8 could  
307 be moved adjacent to item 10, as they relate to each other. He asked Ms. Green if there were any concerns about  
308 the existing agreement and the concurrent events, and Ms. Green answered there were none since those were  
309 rare situations, as residents would not reserve the date and time that had already been taken. Supervisor McIntyre  
310 asked Mr. Hall if there were other issues at the Beach Club, and Mr. Hall responded there were none if they were  
311 referring to the Usage Agreement. He said that there were people at the Beach Club on Sundays when staff were  
312 not present and would relocate the furniture. Supervisor McIntyre asked if those people signed the agreement  
313 and if they were identified by checking the cameras. Mr. Hall said that he could only check one person who  
314 accessed the Beach Club using the fingerprint, but there were 40 people. Supervisor McIntyre asked Mr. Hall if  
315 he could communicate with the person who was responsible for bringing in those people. Chairman Castillo  
316 asked the time it occurred, and Mr. Hall said that it was about 11:00 a.m. to 4:00 p.m. Supervisor McIntyre  
317 summarized what happened and said that was the reason why Mr. Hall wanted to address it when staff were

318 already out. Mr. Hall recalled a situation about teenagers in the gym when no one was there to monitor and  
319 advised having the rover start when the staff left. Supervisor McIntyre clarified the time when there were no  
320 staff, which was 12:00 p.m. to 6:00 p.m. on Sunday. Mr. Hall said that he would put all the furniture back in its  
321 place every Monday morning, as well as pick up the garbage. Supervisor Fontcha suggested identifying whose  
322 fingerprint was registered at that time and restricting access, and Mr. Hall said that he could for one person and  
323 restated that there were 40 residents at that time. Supervisor Acoff asked if the Board could charge them for  
324 cleaning, and Supervisor McIntyre said that the Board could incorporate it into the rules since they are currently  
325 amending them. Supervisor Acoff said that the problem was unauthorized usage, and its liability would be  
326 substantial. Mr. Krause noted that the resident could have a deposit that would only be used if damage was done.  
327 Supervisor Fontcha suggested informing the residents of the responsibility that comes with fingerprint access  
328 and putting up a sign. Ms. Green agreed that they needed to confront the person who opened the door for those  
329 40 people. Vice Chair Belyea clarified that the 40 people were all adults.

330 Chairman Castillo asked if they could have a part-time staffer at the facility on Sundays and confirmed  
331 that there was an assigned staff on Saturdays from 12:00 p.m. to 5:00 p.m. Vice Chair Belyea asked how  
332 frequently the situation was happening, and Mr. Hall said that he was not sure since he discovered the incident  
333 unexpectedly. Supervisor Fontcha asked how many fingerprints were read at that time, and Mr. Hall said that it  
334 was about four or five and mentioned that they left the door open after bringing in their stuff. Supervisor Fontcha  
335 said that one of those people should be held accountable. Chairman Castillo asked Ms. Green if they have pool  
336 attendants on Sundays, and Ms. Green said she hired someone recently. Supervisor McIntyre summarized the  
337 conversations they had, and Supervisor Fontcha restated that they could restrict access.

338 Supervisor Acoff asked if there were concerns about having religious events at the Clubhouse if the  
339 rules were revised. Mr. Hall said that the District does not have a policy yet for that activity, so they are permitted  
340 to do that, and Mr. Krause said that when people pray, they are, in effect, using the Clubhouse exclusively, since  
341 no one would want to disturb them. Chairman Castillo went back to the pool attendant, and Ms. Green said that  
342 the newly hired staff could check on the facility as well. Chairman Castillo suggested discussing the policy as  
343 soon as possible. Ms. Green clarified that if the residents did not have the Usage Agreement, they could not use  
344 the Beach Club.

345 Mr. Krause said that the changes discussed today pursuant to the Beach Club Non-Exclusive 2-Hour  
346 Usage Agreement would be sent to the District Counsel, including item 9 on alcohol use, for review. Vice Chair  
347 Belyea asked if they could add a line at the beginning stating that the use of Beach Club is not authorized to any  
348 resident or a group without the Usage Agreement. Chairman Castillo said that it would be under Exhibit 5.  
349 Supervisor Acoff raised concerns with having religious activities, and Vice Chair Belyea asked if religious  
350 activities were not permitted in government buildings. Supervisor Acoff suggested waiting for Mr. Babbar's  
351 comments, considering the Statutes.

352 **B. Exhibit 5: Discussion - Rules and Regulations - Updates on Progress, Follow-Up Question, etc.**

353 Mr. Krause explained the process and said that everyone should have their own feedback, which he  
354 could summarize and forward to District Counsel for review. He mentioned that he had a quick look at the  
355 documents about religion and saw nothing, but the issue would be raised with the District Counsel. He asked the  
356 Board what next action they wanted to take about the revisions, and Chairman Castillo advised submitting  
357 comments before the March meeting. Vice Chair Belyea asked if they could do this at the workshop. Supervisor  
358 McIntyre stated that decisions should be made and mentioned that she tried reviewing them, which took her a  
359 long time. She spoke about some parts regarding tennis courts that were repeated and the need for a reservation  
360 system and policy on coaches. She advised having a meeting instead of a workshop.

361 Supervisor Acoff said that the Board might not finish reviewing it in one meeting. Supervisor McIntyre  
362 also mentioned resolving the rules on vehicles, particularly go carts. Chairman Castillo restated that they could  
363 discuss this at next month's meeting, and Supervisor Acoff advised going through the document section by  
364 section. Supervisor McIntyre said that some parts of the document could be easily read and suggested the topics  
365 that could be discussed together, and Supervisor Acoff added that these should be scheduled per month. The



366 Board decided to review pages 3-11 in March. Mr. Krause asked the Board how they wanted the changes to be  
367 presented, and the Board decided to put everything in it for discussion and to submit their feedback to the District  
368 Manager by March 8 for inclusion in the March agenda.

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

370 **A. Joint POA/CDD Meeting: January 11, 2024**

- 371 1. Exhibit 6: Summary of Motions  
372 2. Exhibit 7: Joint POA/CDD Meeting

373 Supervisor Acoff noted that Supervisor McIntyre stepped out for a moment and did not vote.

374 On a MOTION by Mr. Acoff, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved the  
375 **January 11, 2024, Joint POA/CDD Meeting Minutes**, for the Cory Lakes Community Development District.

376 **B. Board of Supervisors Regular Meeting: January 18, 2024**

- 377 1. Exhibit 8: Summary of Motions  
378 2. Exhibit 9: Regular Meeting

379 On a MOTION by Mr. Fontcha, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the  
380 **January 18, 2024, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

- 381 3. Exhibit 10: Action/Agenda or Completed Items

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

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

384 Mr. Hall addressed Chairman Castillo and said that the Cachet Isle Engineer responded two days ago,  
385 stating that a surveyor would be hired to check the original elevation and that City of Tampa Records would  
386 forward it to him. Mr. Hall added that they wanted to approve the current elevations, considering there would  
387 be no significant difference. He mentioned that he printed the satellite imagery from 2008 up to date and that  
388 the resident was opposing the structure dispersion, claiming that it was not present at the time the house was  
389 built. Vice Chair Belyea asked if the mark was already there when the property was bought, and Mr. Hall said  
390 that he had already told them about it. Mr. Hall added that he spoke to the new POA LCAM this morning  
391 regarding the matter and asked them to consult with Counsel, including the enforcement.

392 Supervisor Acoff said that the changes to CDD permits would have fees. Supervisor McIntyre added  
393 the cost of the District Engineer's service and said that the POA could send a notice of violation. Mr. Hall said  
394 that he had shown the LCAM what happened on the site, which had marked the wetland setback and drainage  
395 easement, which was included on the building permits. Supervisor Acoff advised continuing the actions they  
396 could take, and Supervisor McIntyre thought about repairing it but said it could be too costly. Mr. Krause  
397 mentioned a situation about a resident from another community who did not want to pay for the damage they  
398 caused, which the CDD fixed, and decided to move. He said that the Board could go to civil court to recoup  
399 expenses if the CDD wanted to fix it.

400 Supervisor McIntyre said that the resident put his house on sale after a few months of purchasing it, but  
401 then rescinded it. Vice Chair Belyea asked if the Board could stop the sale, and Chairman Castillo said that the  
402 POA would be the one to act on it. Vice Chair Belyea also asked if the affected property was under CDD or  
403 POA, and Mr. Hall said that the CDD would be responsible for its maintenance even if it was POA's authority  
404 and added that if penalties were assessed by SWFWMD, the CDD would be the one paying for them. Supervisor  
405 Acoff mentioned that the CDD owns the masterplan, and Vice Chair Belyea advised putting a lien on the  
406 property. Mr. Hall suggested reimbursing the repair expenses from the resident if the CDD made an inspection.  
407 Vice Chair Belyea said that if the homeowner did not address the violation given to him by the POA, it would

408 then be forwarded to Counsel, for which a property lien would be given, and Supervisor McIntyre added that he  
409 would be further penalized. The Board decided to let Counsel handle the issue.

410 **B. Office Administrator (OA) – Dominique Green**

411 1. Exhibit 11: February 2024 OA Report

412 Ms. Green addressed the Board and discussed her report. She noted newly hired staff who would start  
413 next month and discussed the fingerprint transfer process, and that that it must be done individually. She also  
414 mentioned the Spring Festival coming up in March. Chairman Castillo asked if residents could not come in after  
415 hours due to inactive fingerprints at that time. Ms. Green answered no since they had to do it individually and  
416 discussed the process. Mr. Hall explained the previous way of setting up the fingerprints and said that there were  
417 issues regarding access to facilities for minors. He added that the objective now was for every resident to have  
418 their own profile. Supervisor Acoff clarified that there was no parent-child relationship domain when it comes  
419 to access, and Mr. Hall said that the fingerprint system would lessen the time to check who really used the  
420 amenities.

421 Supervisor McIntyre asked Ms. Green if there were remaining events for the year. Ms. Green mentioned  
422 the end and start of school. Supervisor McIntyre asked if the budget was enough for the upcoming events since  
423 the total annual budgeted amount for events was about \$14,000 and roughly \$8,900 had been expended. Ms.  
424 Green and Mr. Hall thought that it would suffice.

425 2. Exhibit 12: Post-Event Reports

426 Supervisor McIntyre thanked Ms. Green for the reports. She spoke about the Holiday Boat Parade and  
427 noticed that the amount sponsored was not specified. Ms. Green said that the sponsor did not make any payment  
428 even though they had a conversation, and Supervisor McIntyre mentioned that the sponsor last year paid \$1,500.

429 Supervisor McIntyre went back to the Fall Festival and said that the amount was also not shown. Ms.  
430 Green said that it was put under sponsorship amount (credit).

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

432 2. Exhibit 14: 2024 Non-Budgeted Projects

433 *This item was addressed out of order.*

434 Mr. Hall discussed the non-budgeted projects and stated that the playground repairs in the amount of  
435 about \$9,000 were listed as a high-priority item. He said that the Cross Creek gate arm upgrade was a low priority  
436 and could be included in next year's budget. He highly suggested proceeding with the stormwater pipe inspection  
437 at \$8,500, which was approved for this year but was not included in the budget. He moved on to Envera's access  
438 control system upgrade and explained that the \$353.25 per month was for the upgrade of the equipment, which  
439 would be a three-year lease, in addition to the \$5,222 per month charge. Supervisor McIntyre said that projects  
440 with Envera would be on hold until the budget workshop in March.

441 Supervisor Acoff and Chairman Castillo clarified that the playground and stormwater projects would  
442 need to be added to this year's budget. Mr. Hall said that they could use the savings from the outside facilities  
443 budget for the playground repairs. Supervisor Acoff recalled the bench near him for repair, and Mr. Hall said  
444 that it could be included. The Board asked Mr. Hall if these could wait until the workshop. Mr. Hall said that  
445 the playground repairs were a liability which they needed to address, and the stormwater pipe issues were adding  
446 up at Cachet, Barbados, and Cross Creek. He added that the last inspection was done in 2016.

447 Supervisor McIntyre made a motion to approve the high-priority items on the list.

448 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved  
449 the **Playground Repairs and Stormwater Pipe Inspection in the amount of \$8,972.13 and \$8,500.00,**  
450 **respectively,** for the Cory Lakes Community Development District.

451 1. Exhibit 13: January 2024 Activity Report

452 Chairman Castillo asked Mr. Hall about the lights at the monuments, and a resident also spoke about the  
453 lights on the right-hand side and on left-hand side at the end of the street. Mr. Hall said that there was an electrical  
454 issue and would do tracing, and he mentioned the electrical appliances that were full of water.

455 Supervisor Acoff asked if the damaged mailbox was up, and a resident said that it was repaired. Mr. Hall  
456 said that was covered by POA. Chairman Castillo asked about the updates on Morris Bridge, and Mr. Hall said  
457 that it was ongoing.

458 Supervisor Fontcha spoke about the repaired pavers, which were unpleasant to look at, and asked if they  
459 could have a warranty from the company. Mr. Hall said that they could not control the way the residents drive  
460 and explained that when pavers are repaired, they are usually left to settle for 30 days with no driving on them.  
461 He advised hiring a duty officer to monitor the repair if the Board wanted to proceed. Supervisor Acoff said that  
462 they could employ a police officer to supervise and could request plates to be put on top for 30 days for curing,  
463 section by section. Mr. Hall said they might need to contact another vendor for the plates. Chairman Castillo  
464 advised doing the repairs properly to save money. Supervisor Acoff summarized the process and opined that it  
465 would be a long-term solution. Supervisor Fontcha agreed to repair sections and close the affected locations  
466 during the operation.

467 **D. District Counsel: Straley Robin Vericker, P.A.**

468 1. Exhibit 15: Update - Drivers Privacy Protection Act

469 District Counsel was not present at the meeting. Mr. Krause addressed the Board and suggested bringing  
470 this back for discussion next month. He added that this involved Allied getting vehicle details from drivers.

471 **E. District Manager: BREEZE**

472 Mr. Krause apologized about the registration link for FORM 1 for the Commission on Ethics and  
473 informed Supervisors that district management was in the process of setting up accounts for the Board. He stated  
474 that it was ongoing and that he would update them when complete.

475 1. Cancellation of Prior Auditor Services

476 Mr. Krause notified the Board that he had sent an email to the previous auditor cancelling their service.

477 2. Exhibit 16: FY 2023-2024 Meeting Schedule

478 Mr. Krause said that would add the March Budget Workshop.

479 3. Quorum Check for Next Meeting – 03/21/24 at 6:00 p.m.

480 Supervisor Acoff and Chairman Castillo might not be able to attend the meeting.

481 **ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business**

482 Chairman Castillo opened Audience Comments.

483 Mr. Guzman said that the CDD might need to elongate the resident entrance at Cross Creek for queuing  
484 traffic. He mentioned his experience waiting for a long time to pass through. Mr. Hall said that the electrical  
485 services could be a concern and explained the design of Cory Lakes.

486 Mr. Carpenter said that Mr. Babbar suggested changing the rules and regulations to policies for the  
487 revisions on penalties and the like; however, the Board had discussions on updating the whole document. Mr.  
488 Krause said that he would let Mr. Babbar know and ask for a recommendation.

489 Mr. Rashid introduced himself as a representative of Blackbird, a technology-driven AI and property  
490 management solution, and offered to discuss their services at some other time. Chairman Castillo said that he  
491 could reach out to Ms. Green to fill out a form for their proposal.



492 **TWELFTH ORDER OF BUSINESS – Supervisors Requests**

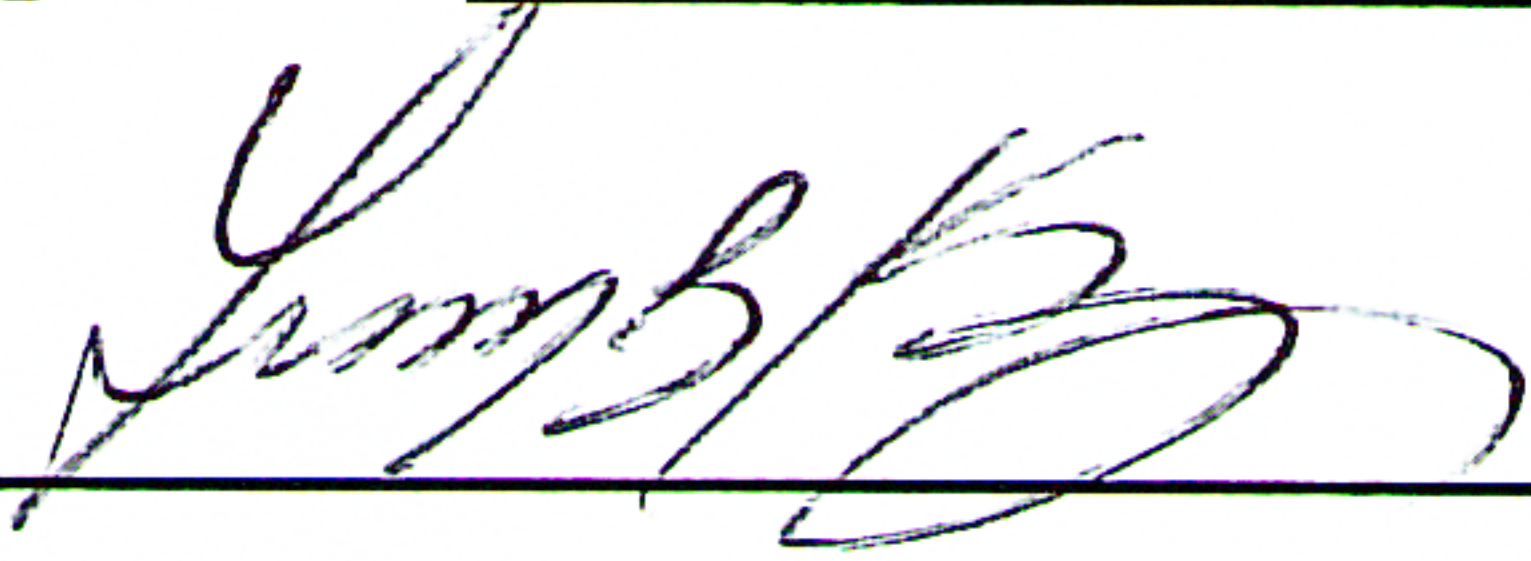
493 Supervisor McIntyre asked about the house on Java that was burned, and Vice Chair Belyea said that  
494 she read a notice of demolition to put the lot on sale. Chairman Castillo added that there was a dump truck today  
495 and mentioned that it was posted on the Cory Lakes Isles social media account.

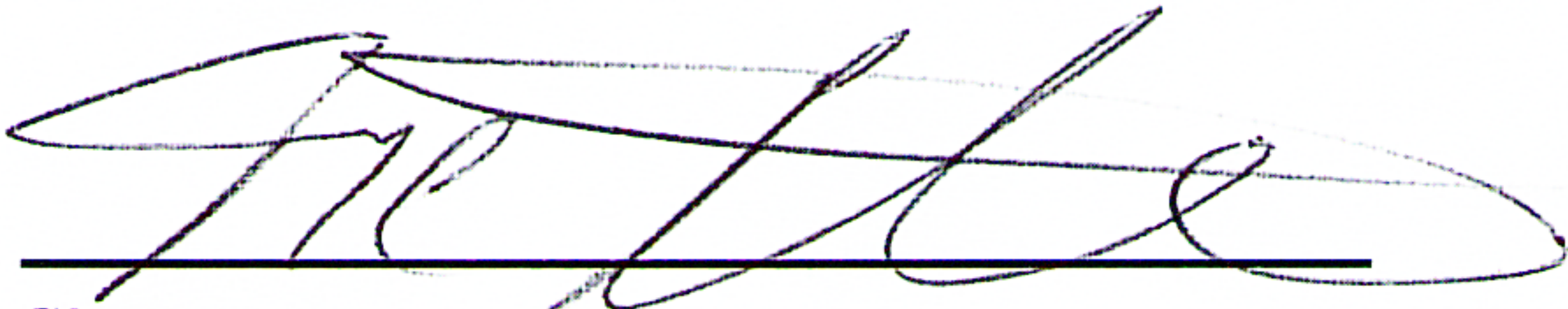
496 **THIRTEENTH ORDER OF BUSINESS – Adjournment**

497 Chairman Castillo adjourned the meeting at 8:59 p.m.

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

501 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
502 meeting held on MARCH 21, 2024.

503   
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Signature

504 Larry B. Kambe Jr  
\_\_\_\_\_  
Printed Name

JORGE CASTILLO  
\_\_\_\_\_  
Printed Name

505 Title:  Secretary     Assistant Secretary

Title:  Chairman     Vice Chairman