

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on October 17, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

Present at the meeting were:

Sudhir (Sid) Shah (via telephone)	Vice Chair
Sheila Haque	Assistant Secretary
David Burman	Assistant Secretary
Bob Woodards	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Phil Chang	District Engineer
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Erwing Martinez	Down to Earth Landscaping (DTE)
Coach B	Tennis Instructor
A.J. Forbes	Resident/Security Committee Member
Rich Carpenter	Resident/LAF Committee Member

The following residents were present:

Cindy McIntyre	Kokila S. Patel
Don Bohannon	Indira Patel
Luise Burman	Linda Hanover
Kara Greco	Ron Acoff
Keith Karnetsky	Shashilcant Patel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:02 p.m. Supervisors Haque, Burman and Woodards were present, in person. Supervisor Shah was attending via telephone. Supervisor Castillo was not present.

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

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

There being no Chairman's opening comments, the next item followed.

THIRD ORDER OF BUSINESS

Other Supervisors' Opening Comments

There being no other Supervisors' opening comments, the next item followed.

FOURTH ORDER OF BUSINESS

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

There being no public comments, the next item followed.

FIFTH ORDER OF BUSINESS

Landscape Maintenance Updates – DTE Landscape

Mr. Erwing Martinez, of DTE, introduced himself as the new on-site Manager and discussed his professional background and work ethic. He reported the following:

- The second palm pruning rotation was underway and should be completed in October.
- Mulch was scheduled to commence the first week of November.
- Once obtained, pest control and fertilization data would be emailed to the Board.

Ms. Haque commented that Mr. Martinez was the third or fourth Manager to come before the Board and inquired about his expectations to get the community back on track. Mr. Martinez stated that, upon touring the property with Mr. Hall, he concluded that a lot of work was pending and attributed the issues to an initially understaffed crew. The current palm pruning crew was separate from the maintenance crew and; it was the second rotation, so there was more familiarity and should be more efficiency. He understood the Board's concerns and was confident that he would succeed because of his extensive landscaping background and he speaks fluent Spanish and can communicate effectively with the crews, which would help greatly, as he could better coach and mentor them. Regarding a time frame for getting the community on track, Mr. Martinez stated it was a matter of focusing on details. He would be guided by a map that was previously created, which breaks the community into quadrants and targets the clubhouse, pool area and main entrances as the key areas to focus on first, followed

by the other areas. Since becoming Manager, he had observed a big change in appearance. Discussion ensued regarding flower bed mulching, training crews to properly use the blowers, spraying weeds and the contract specifications. Mr. Adams stated that the District was withholding payment until DTE gets caught up on the schedule outlined above the bullet point spreadsheet and within the contract itself. After Mr. Hall tours the community with the Manager and agrees that all items on his checklist were addressed and DTE is caught up on the landscaping, payment would be released.

SIXTH ORDER OF BUSINESS

Continued Discussion: Tennis Lesson Vendors

- **Coach B**

Referencing a proposal dated September 27, 2019, Coach B, a tennis professional, voiced his desire to secure a contract with the CDD to be the exclusive pro at Cory Lake Isles (CLI). He outlined his plan to commence and/or expand certain programs, such as charity events, tennis socials, summer camps, free clinics and league play with neighboring communities.

In response to Mr. Woodards' question regarding how the competition between CLI and other communities would be organized, Coach B stated that, through leads from the USTA, he and his students would travel to other communities to participate in tournaments. Recruitment would occur through advertisements, word-of-mouth, the Islander Magazine and/or sign-ups. Mr. Burman asked if there was any reason why tennis players could not come to CLI to participate in tournaments. Coach B stated, due to the lower number of tennis courts, he would not want to hold up the courts by inviting players from other communities, so it would be best to go to a community already set up for tournaments. Discussion ensued regarding water fountains and recycle bins.

- **Molly Schwartz**

This item was not addressed.

SEVENTH ORDER OF BUSINESS

Update: Communication with Republic Services Regarding Recent Leaks

Mr. Adams stated that Special Counsel heard from Mr. Hart, the attorney for Republic Services (RS). RS was frustrated that the District’s counter-offers were much higher than their original offer. In discussing strategy, Mr. Adams inquired about filing a lawsuit to show that the CDD is serious. Special Counsel estimated that it would cost \$5,000 to \$6,000 to get RS to consider negotiating a settlement. In response to Mr. Shah’s question, Mr. Adams stated that the District would need to expend a \$400 filing fee and \$3,500 to \$5,000 to prepare the suit itself. Mr. Shah suggested giving RS another 30 days to respond and considering whether to file a lawsuit at the next meeting. Discussion ensued regarding whether to wait to file the suit, the pavers, the environmental impact of the leaks and case law.

On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, authorizing Special Counsel to file suit against Republic Services in a not-to-exceed amount of \$6,000, was approved.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Roadway Replacement

Mr. Chang stated that the Board previously directed him to examine three scenarios to address the aging roadways and come up with new or replacement roadway surfaces. He discussed the following options:

1. Completely replace the current pavers with new pavers at a cost of \$31 million.
2. Replace the current pavers with asphalt at a cost of \$18 million.
3. Use pavers only at each intersection and pave the remainder of the roads in asphalt at a cost of approximately \$20.5 million.

Discussion ensued regarding the estimates of the paver project, sealing the bricks, pressure washing, artificial sealers, manholes, recycling the pavers, the City, the budget and bond issuance. Mr. Adams stated that the roadway renovation decision was a long way off, it would be well-publicized, town hall meetings would be held and the community would be fully informed before anything happened. This was an initial step to estimate the costs. He would produce a financial spreadsheet of the roadway renovation project and outline a magnitude, per product type, to offer more realistic numbers than the District Engineer’s cost opinions.

Mr. Burman suggested that Staff draft and place a brief article in the Islander alerting residents that the CDD is in the planning stages of a major future road renovation project.

NINTH ORDER OF BUSINESS**Discussion: New Irrigation Well – Morris Bridge**

Mr. Hall distributed a proposal from Pope's Water Systems, Inc., Well Drilling & Service (Pope) for a 5" irrigation replacement well, in the amount of \$13,887 per well; three wells are needed. Mr. Burman asked why the new irrigation wells were needed. Mr. Hall stated the water in the wells was so hard that even with a maximum amount of chemical treatment that would kill the landscape it is not reducing the iron content enough to keep from staining sidewalks and roadways. Instead of spending \$1,500 per month on chemicals, the CDD could get better quality water by drilling deeper wells. This would be more cost-effective, in the long-term; however, it would be rather expensive in the short-term. As to funding, Mr. Adams stated it would be an unbudgeted item and fund balance would be used. He recommended holding off until the Fiscal Year 2021 budget is proposed when there is an ability to increase assessments; this work could be part of the capital outlay schedule for Fiscal Year 2021. The well project would be a \$42,000 investment and the return on investment would take approximately 2½ versus the \$1,500 per month expense for the rust inhibitor program, which amounts to \$18,000 per year. Discussion ensued.

TENTH ORDER OF BUSINESS**Committee Reports****A. Security**

Mr. Forbes reported the following:

- How the community was faring in relation to crime was being researched.
- Home burglaries have decreased by 92% in the City of Tampa.
- Speeding decreased in CLI due to State Trooper presence, as well as CDD and HOA prevention measures.
- The next cleanup campaign for Morris Bridge was set for October 26 and 27, 2019.
- The Committee was trying to plan a natural disaster procedures class for teenagers.

Discussion ensued regarding teenage participation, CPR classes and the uptick in speeding in the winter months.

B. Landscape Aquascape Facilities

There being no report, the next item followed.

C. Spirit Committee

There being no report, the next item followed.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: September 19, 2019

- i. Summary of Motions
- ii. Staff Directives
- iii. Regular Meeting

B. Spirit Committee: August 28, 2019

C. Security Committee/Neighborhood Watch: October 7, 2019

D. Sunshine Board Online Workshop: October 1, 2019 to October 15, 2019 (to be provided under separate cover)

E. Other

On MOTION by Mr. Burman and seconded by Mr. Woodards, with all in favor, the September 19, 2019 Board of Supervisors Staff Directives, Summary of Motions and Regular Meeting Minutes, the August 28, 2019 Spirit Committee Minutes, the October 7, 2019 Security Committee/Neighborhood Watch Meeting Minutes and the October 1, 2019 to October 15, 2019 Sunshine Board Online Workshop Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2019

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2019. Mr. Burman asked why the "Security gate Maintenance & repair" line item, at 137%, was much higher than anticipated. Mr. Hall stated that, aside from damage to the gate arms, the security and maintenance expense was due to having to change the battery back-up systems.

The financial statements were accepted.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Chang's report was presented during the Eighth Order of Business.

B. Office Administrator: *Amanda Schewe*

Ms. Schewe presented the Monthly Report and highlighted the following items:

- A new Office Administrator's Assistant was hired.
- The rummage sale was a success.
- Eight new residents attended the New Resident Mixer.
- Ms. Schewe asked for permission to approve or deny a resident's rental request for the pool area and Beach Club simultaneously for a bridal shower on November 27, 2020.

Discussion ensued regarding whether to approve the request, the logistics and potential consequences. The consensus was to deny the request and adhere to the District's policy of not booking rentals on that date.

C. Facilities Manager: *John Hall*

Mr. Hall presented the Facilities Manager Activity Report and highlighted the following:

- An \$18,000 proposal for boardwalk repairs on Cross Creek was obtained; additional proposals would be obtained.

Ms. Haque suggested that Mr. Hall request a discount from the Rick Derry.

- Reworking some of the electrical issues with the Clubhouse was being contemplated.

Discussion ensued regarding the Clubhouse restrooms, installing motion sensors, changing the faucets, etc.

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

Regarding holding a joint POA/CDD meeting during the first hour of the next meeting, Mr. Adams stated that the POA President rejected the idea due to a pending legal issue.

- **NEXT MEETING DATE: November 21, 2019 at 6:00 P.M.**
 - **QUORUM CHECK**

Supervisors Burman, Woodards and Haque confirmed their attendance at the November 21, 2019 meeting.

FOURTEENTH ORDER OF BUSINESS

Other Business

Mr. Burman stated the Supervisor of Elections (SOE) was still very interested in opening a polling facility within CLI and proposed to supply curtains and screen off a section of the Beach Club to avoid interfering with Staff or daily operations. He presented a contract that must be signed with the SOE for the use of the facility. Mr. Adams stated that the agreement was a standard government agreement, has indemnity protection for the CDD and covers the primary election dates of March 17 and August 18, 2020 and the November 3, 2020 General Election. The CDD would be compensated and Mr. Adams could execute and transmit it.

On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the Polling Agreement with the SOE, to use the Beach Club as a polling place for elections on March 17, August 18 and November 3, 2020, and authorizing Management to execute, was approved.

In response to a question, Mr. Burman stated that the facility would be safe and secured and only CLI residents would be allowed to vote in the facility.

The Board and Staff discussed which tennis coach to enter into an agreement with, including compensation, advertising, Certificate of Insurance (COI), a tennis policy and notifying the candidates of the Board's decision to partner with Coach B. Mr. Adams would draft an agreement, inform Coach B of the decision and invite him to the December meeting. The Board would email specific items they want included in the agreement. Ms. Schewe was asked to forward a prior tennis agreement between CLI and PROtential to the Board. Mr. Adams would alert Mr. Shah and Mr. Castillo of the decision to contract with Coach B and include their contributions in the Tennis Coach Agreement.

Discussion ensued regarding the recycling program.

FIFTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Ron Acoff, a resident, expressed his appreciation that tonight's meeting was peaceful and professional, in contrast with the previous meeting. If the Chair and Vice Chair were in attendance he would ask how they could allow such animosity at a Board meeting and felt that they, along with the residents who called for Mr. Burman's ouster from the CDD Board, owe Mr. Burman an apology.

Ms. Cindy McIntyre, a resident, stated that she, along with a number of residents, were exceptionally appalled at what occurred at the last meeting and read the following statement into the record:

"At the last CDD Meeting, Parag Shah read a statement accusing Dr. Burman of racism. I am here to set the record straight regarding the distortions and lies Parag expressed in his statement.

I was a recipient of the original email and as such am familiar with not only the contents but the intent of the email. The email was in response to the fact that Dr. Burman is frequently contacted by homeowners with concerns. In response, Dr. Burman encouraged the recipients of the email to attend CDD meetings to represent their needs.

He used Capri Isle as an example of 'squeaky wheel gets the oil' because people from Capri Isle attend CDD meetings and make their needs known. As a result, Capri Isle has had many CDD funded additions. He never said CAPRI ISLE DOES NOT DESERVE THESE THINGS.

In fact, the record will show Dr. Burman has voted in favor of Capri Isle when it came up for a vote! His email was merely encouraging homeowners to attend CDD meetings if you want to be heard. He further stated the fact that he is only one supervisor. Therefore, if he is the only one in support of an issue it is his one vote to 4 in opposition.

NEVER did Dr. Burman single out any ethnic group in this email.

Those are the facts.

From the additional comments made that night it was apparent Sid and Parag Shah had spread false information about this email to select residents in CLI. Residents claimed Dr. Burman was a racist because he singled out the Indians in Capri Isle— This is false. David never mentioned any ethnic group. Dr. Burman is not a racist. I believe this racist narrative was originated and spurred by Sid and Parag. It is their uncontrolled rhetoric that continues to divide CLI.

One definition of Racism is ANTAGONISM DIRECTED AGAINST SOMEONE OF A DIFFERENT RACE BASED ON THE BELIEF THAT ONE’S OWN RACE IS SUPERIOR.

Most people in CLI are unaware that Dr. Burman’s house had thousands of dollars in damage done by vandals with swastikas painted on the garage. Neighbors saw brown-skinned men running from the area. However, out of fear, they chose not to get involved. Plain and simple, THAT IS RACISM. Dr. Burman and his wife are Jewish.

I think we would all agree that racism is wrong! We should all feel safe and welcome in CLI. My husband and I moved to CLI because of the many diverse cultures represented.

Unfortunately, there is a select small group of people in CLI with Sid Shah as their leader who use these same false racist accusations as bullying tactics against Dr. Burman that they used to get Greg Nielson to step down as POA President. Greg was subject to repeated public attacks led by Sid Shah accusing him of racism. It worked to get Greg to step down so their playbook was written.

As the 2020 CDD election draws near they may escalate their racist attacks on Dr. Burman in an effort to stop him from running again.

Until Sid Shah began his false accusations of racism in CLI there was none. That was three years ago. Look where we are today. If asked, one might say there is racism at CLI because that is the narrative that Sid wants people to believe. It allows him to manipulate people to do his bidding.

Falsely claiming someone is a racist does not make that person a racist. It makes the accuser a racist!”

SIXTEENTH ORDER OF BUSINESS

Supervisors’ Requests

There being no Supervisor’s request, the next item followed.

SEVENTIETH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Woodards and seconded by Ms. Haque, with all in favor, the meeting adjourned at 8:31 p.m.

CPS. ALI
Secretary/Assistant Secretary

[Signature]
Chair/Vice Chair