

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on December 12, 2019 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647.

**Present at the meeting were:**

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Sheila Haque	Assistant Secretary
David Burman	Assistant Secretary
Bob Woodards	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Harry Ramphal	Resident/POA President
Dr. Samir Musinpally	Resident
Parag Shah	Resident
Steven Hancz	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

Mr. Castillo deferred his remarks to later in the meeting and asked if other Supervisors wished to make opening comments.

**THIRD ORDER OF BUSINESS**

**Other Supervisors' Opening Comments**

Mr. Burman stated the upcoming Islander would have voter registration information and the cutoff dates to register for the upcoming 2020 primary and general elections.

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

**FOURTH ORDER OF BUSINESS**

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

Dr. Samir Musinpally, a resident, stated that he was new to the community and recently rented the Clubhouse for a birthday celebration. He gave an explanation as to why the party exceeded the allotted time by 30 minutes and requested reimbursement of the \$500 deposit that was required. The Board and Staff discussed the event, the rover and the cleanup delays. Mr. Castillo stated that the Board would deliberate and render a decision regarding a refund.

Mr. Parag Shah, a resident, reported that the playground sand was corroding, a number of chairs facing the water were damaged and the basketball courts had a slightly crooked hoop and a cracked backboard that need to be repaired. Mr. Hall stated that the damaged chairs were replaced and he would ensure that the playground and the basketball courts are repaired.

Mr. Harry Ramphal, a resident and POA President, gave an update on a recent POA meeting and expressed his opinion that use of the Clubhouse should be free and that the Board refund the \$500 deposit to Dr. Musinpally, as he was a new resident. He thanked the Board Chair for the new landscapers and commended Mr. Hall for his diligence in maintaining the community.

Mr. Castillo requested an update on the Airbnb issue. Mr. Ramphal stated that there were owner-occupied Airbnbs and sold Airbnbs with injunctions on them. In such cases, a judge would order a shut down and the property would then be foreclosed upon. Discussion ensued.

Mr. Steven Hancz, a resident, asked if the second shower outside the pool area could be shut down, as it was leaking and staining the ground and the grassy area in front of the Clubhouse was oversaturated and soft. Mr. Hall stated that the landscapers irrigate the new annuals daily; the staining issue would be addressed.

**FIFTH ORDER OF BUSINESS**

**Update/Discussion: Options to Potentially Acquire Cory Lakes LTD Properties**

Mr. Adams stated that he conferred with Mr. Babbar regarding the Board’s desire to acquire three parcels owned by Cory Lakes LTD and District Counsel’s opinion was that the CDD could acquire the properties if it identifies a specific public purpose for which public funds could be used to acquire the properties. The Board must recognize that it would be responsible for paying off the tax liens and conducting title searches on the properties. Discussion ensued

regarding the boat storage area and other parcels, the tax collector, tax deed sales, auctions, the conservation area, zoning issues, etc. Mr. Shah stated that he opposed maintaining the boat storage area so that CDD Staff would not be burdened by the commercial rental business, which included dealing with 47 boat storage delinquencies, insurance, damages, etc. Mr. Castillo stated that more research was necessary before acquiring any of those properties.

▪ **Continued Discussion: Long-Term Exclusive Tennis Program Agreement with Coach B**  
**This item was an addition to the agenda**

Mr. Adams stated, due to Coach B’s long tenure with the CDD and relationship with residents, the Board previously indicated that it would welcome entering into a long-term agreement with Coach B, instead of Ms. Schwartz.

Coach B. thanked the Board for accepting his proposal and stated that he wished to finalize his contract with the CDD for 2020, as he was trying to solidify fees and events, such as tennis socials and summer camp. He responded to questions regarding the age range of his students, the number of courts he would occupy, court availability, advertising and contract terms. Mr. Adams stated that Coach B should provide an official activity calendar and a printout of gross earnings; additionally, the Board would require a quarterly payout of the 3%, based on actual income. Mr. Castillo motioned to recognize Coach B as the sole tennis coach in CLI, at a quarterly amount of 3% of gross income, effective January 1, 2020.

**On MOTION by Mr. Castillo and seconded by Mr. Burman, with all in favor, entering into an exclusive contract with Coach B, as the sole tennis instructor for CLI, at 3% gross quarterly earnings based on actual pay to CDD, effective January 1, 2020, for a one-year term, with automatic renewal, and a 30-day termination provision, was approved.**

**SIXTH ORDER OF BUSINESS**

**Update: Communication with Republic Services Regarding Recent Leaks**

Mr. Adams stated that an update would be provided after the holidays.

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Roadway Replacement**

The Board and staff discussed the roadway replacement issue, including brick versus asphalt, the cost of the three paver options, financing, increasing CDD fees, the budget and putting the roadway replacement program on hold until further notice.

This item would be removed from future agendas until otherwise directed.

**EIGHTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Mr. Castillo stated the committee gathered socially on December 2<sup>nd</sup> and discussed securing cones for placement at bus stops, Neighborhood Watch, recent break ins, a virtual guard and reinstating the manned security presence at Morris Bridge, between the hours of 10:00 p.m., and 6:00 a.m.

Mr. Castillo reported that Mr. Forbes complained because he was reprimanded for asking the security guard why a gate was opened and asked the Board for their opinions about Mr. Forbes questioning the security guards. Mr. Hall stated that he informed Mr. Forbes that he was not authorized to question the guards, since he was not a Supervisor and that any and all security issues should be reported to Facilities. Mr. Burman voiced his opinion that the Board should develop guidelines for committee chairs outlining their various responsibilities and limitations. Mr. Shah stated he did not have an issue with Mr. Forbes calling security about the gate arm and voiced his opinion that Mr. Forbes brings a lot of value to CLI and that he should not be undermined as, if he resigns, there is no one to replace him. Mr. Castillo concurred that a mission statement is needed for subcommittee chairs and expressed his opinion that Mr. Forbes is helpful, cares about the community and does an amazing job.

**B. Landscape Aquascape Facilities**

Ms. Haque reported that all landscaping issues were resolved or being remedied. She expressed her gratitude that the Board switched landscaping companies; the community looks great.

In response to Mr. Shah's question, Mr. Hall stated that the benches installed by the Boy Scouts were damaged and subsequently removed, except for one.

**C. Spirit Committee**

There being no report, the next item followed.

**NINTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: November 21, 2019**

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

The following changes were made:

Line 54: Insert “the Keenan Connector” after “go through”

Lines 58: Change “Kaybar Ranch” to “K-Bar Ranch”

Line 79: Change “October 17<sup>th</sup> meeting” to “September 19<sup>th</sup> meeting”

Line 187: Change “met” to “backed”

Line 190: Insert “not”

Line 199: Change “email,” to “email.”

Lines 200 through 201: Delete “Capri residents, filing a civil lawsuit against the POA versus arbitration, differences of opinion, etc.” and insert “Mr. Shah felt that, during the July 18, 2019 CDD meeting, Supervisor Burman was not truthful about his personal lawsuit against the POA. Supervisor Burman repeated that he filed for an arbitration hearing, not a civil lawsuit.”

**B. LAF Committee**

- I. November 13, 2019
- II. December 4, 2019

**C. Sunshine Board Online Workshop: December 3, 2019 to December 10, 2019 *(to be provided under separate cover)***

**D. Other**

**On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the November 21, 2019 Board of Supervisors Summary of Motions and Staff Directives, as presented, and Regular Meeting Minutes, as amended, the November 13, 2019 and December 4, 2019 LAF Committee Meeting Minutes and the December 3, 2019 to December 10, 2019 Sunshine Board Online Workshop Minutes, as presented, were approved.**

Discussion ensued regarding the Sunshine Board, LMP’s performance thus far, lost plants and grass due to DTE’s negligence, sod replacement and withholding payment to DTE.

**TENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of October 31, 2019**

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2019. In response to Mr. Burman's question, Mr. Adams stated that the lights on the palm trees were capital improvements done in 2019 and a separate capital fund was set up to accommodate them. The two projects were the decorations and landscaping, with repurposed funds from the fountains. The financial statements were accepted.

**ELEVENTH ORDER OF BUSINESS****Staff Reports****A. District Engineer: *Johnson Engineering, Inc.***

There being no report, the next item followed.

**B. Office Administrator: *Amanda Schewe***

Ms. Schewe presented the Monthly Report and answered questions regarding the upcoming holiday boat parade.

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

Mr. Hall presented the Facilities Manager Activity Report. The Board and Staff discussed the three deck/boardwalk repair proposals and compared the costs.

**On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the Elfers & Elfers, Inc., proposal for walkway repair and Community Center dock skirt, in a not-to-exceed amount of \$17,500, was approved.**

Mr. Hall responded to questions regarding palm tree trimming rotations, landscaping contracts, LMP's level of service, work crews, manhole repairs, the light poles and whether to refund a \$500 deposit to a Clubhouse renter for violating the contract. The Board's consensus was to withhold \$100 of the \$500 deposit and provide a detailed explanation to the resident for the rationale behind the decision.

**On MOTION by Mr. Woodards and seconded by Mr. Shah, with all in favor, to withhold \$100 of a \$500 deposit for the Clubhouse rental, was approved.**

Discussion ensued regarding carpet cleaning, the maintenance account and miscellaneous income.

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

- **NEXT MEETING DATE: January 16, 2019 at 6:00 P.M.**
  - **QUORUM CHECK**

Supervisors Burman, Castillo, Shah and Haque confirmed their attendance at the January 16, 2019 meeting.

**TWELFTH ORDER OF BUSINESS**

**Other Business**

Mr. Castillo stated that the second shower outside of the pool area needs to stay so swimmers could rinse off before entering the pool.

Mr. Burman stated that it was time to set the record straight and read the following into the record:

“This is a presentation, I never wanted to make, but there has been a series of mis-statements made at several different times at recent CDD Board meetings and I believe it is time to step up and set the record straight.

First and foremost, the issues that we are about to bring up are POA issues and not CDD business. I find it an unacceptable action by a few to muddy the waters by inserting POA issues into a CDD session.

On September 19, 2019, an anonymous letter was read into the minutes (see lines 66 – 100 of the minutes of that meeting), which stated on lines 94 – 96 that I defamed the Indian community. This is false. I hereby submit to you the original email which has NO mention of the Indian community. I have never defamed the Indian community publicly or in writing. My voting record in fact will provide that I have voted in favor of amenities for Capri Isle and even made motions to build a play area in Capri. The sole intent of my email was to encourage members of our community to attend POA and CDD meetings.

At the September meeting one resident rudely slammed papers down in front of me and raised his voice to say, ‘Your hatred is not welcomed in this community.’ I chose not to respond so as not to inflame the situation. I felt that what was said was ill-conceived and not proven by the facts.

However, the presenter and his father continue to harass and slander me by asking for my resignation at subsequent meetings and to which I have not, as of this day, responded.

Mr. Ron Acoff stated to the Board at a recent meeting that he found the actions of the presenter mentioned above to have been unacceptable and that the presiding Board Member should have stopped the attack. At the last CDD meeting Ms. McIntyre gave a statement that cited the damage that was done to my home in previous years. One Supervisor challenged her statement and demanded proof of them, such as a police report or another. For your information, I showed a copy of that police report to Chuck Adams before this meeting started and it is not going to be distributed for personal reasons. I believe the police report contains information that I do not want to make public. I have shown the first page of the report to the District Manager, who can state that it was a true fact that the incident was reported, as described, and the damage to my home. This Supervisor continued to state that I sued the POA (again not a CDD issue) and I once again stated that I only asked for an arbitration. He later submitted to me a list of what he thought was my suit against the POA. That list, when discussed with my attorney, was a group of suits regarding the Arbitrator's decision on the timing of the delivery of the original arbitration request and NOT a suit against the POA. I only wish the Supervisor would get his facts straight before he utters them in public. So once again I state I have only asked the POA for an arbitration. This is NOT and has never been a lawsuit filed by me against the POA.

To the group assembled here: I have given Mr. Adams a thumb drive with pictures of the damages my home, (which, if you want, he could show if necessary) so there is no question as to the damage and the validity of the police report. I do, however, apologize to the Board for claiming that I had invited a supervisor to my home to review the video of the person we believe did the damage. When I went to retrieve the incidence on my server I found that the incident had taken place too long ago and my server could not retrieve the data.

In closing, there is no place in a CDD meeting for this type of malicious dialogue and I urge the residents, Supervisors and Staff to refrain from this type of attack. I believe it is up to the presiding officer and the District Manager to maintain the purpose of our Board meetings and not allow such attacks to take place. I have provided the facts. The issue should be put to bed.

As far as the issue with the POA is concerned, that should be discussed at POA meetings so that perjury, fraud, forgery issues that were found as a result of the last POA election can be addressed. This is NOT the CDD’s place to address these issues!”

Mr. Burman asked if anybody wanted copies of the original email and/or copies of the arbitration or the subsequent lawsuits defending the arbitration. Mr. Shah requested copies of the documents and stated that the reason he raises the issue at CDD meetings is because he believes the outstanding lawsuit prevents the CDD and the POA from having joint meetings and that, if Mr. Burman recuses himself from attending joint meetings or dismisses the lawsuit, the community would benefit greatly and could move forward. Mr. Burman reiterated that there is no lawsuit against the POA on his behalf.

Mr. Adams noted, for the record, that District Counsel was asked whether the issue between Mr. Burman, as an individual, and the POA have any reflection on the ability of the CDD, as a Board, including Mr. Burman, to meet with the POA, as a Board, to discuss joint business and Mr. Babbar clearly stated that it does not stand in the way; there is no requirement for Mr. Burman to abstain his duties, as a CDD Board Member.

Mr. Adams stated that the issue needs to be dropped from CDD Board meetings, going forward. Discussion ensued regarding tensions between the Supervisors, resuming joint meetings, the POA Chair’s position and reaching a consensus. Mr. Castillo felt that the situation only benefits the attorneys who charge the District to review and circulate paperwork.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments (*non-agenda items*)**

There being no public comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

Mr. Shah suggested installing a flag pole in front of the Clubhouse to display the United States flag. Mr. Ramphal suggested erecting an additional pole to display the Florida State flag in honor of veterans.

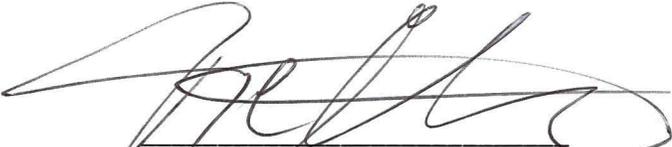
**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 9:23 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair