

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on January 16, 2020 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
Steve Small	LMP
Jonathan Maceiti	LMP
Harry Ramphal	Resident/POA President
Rich Carpenter	Resident/LAF Committee Member
Sheryl Springer	Resident/Security Committee
Cindy McIntyre	Resident
Joe Grace	Resident
Luise Burman	Resident
Anoop Reddy	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**

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.

***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]

Ms. Cindy McIntyre, a resident, asked for permission to hold a women's only potluck lunch at the Beach Club on Super Bowl Sunday free of charge. Mr. Shah voiced his opposition to allowing use of the Clubhouse free of charge and urged the Board to develop guidelines to avoid conflicts. Mr. Harry Ramphal, a resident and POA President, stated he attempted to rent the Clubhouse last year for a Super Bowl party but was denied, which he felt was very unjust. Discussion ensued regarding why Mr. Ramphal was denied rental of the Clubhouse, the potluck event, Zumba classes and current policy guidelines for the Clubhouse. Mr. Castillo felt that the Clubhouse should be open to residents, if not previously reserved or rented, and voiced his opinion that the Board should move forward and not be so rigid and/or dwell on racial and gender issues. Mr. Burman motioned to approve the resident gathering at the Beach Club.

**On MOTION by Mr. Burman and seconded by Mr. Castillo, with Mr. Burman, Mr. Castillo, Ms. Haque and Mr. Woodards in favor and Mr. Shah dissenting, allowing the ladies event at the Clubhouse on Sunday, February 2, 2020, from 9:30 a.m., to 1:30 p.m., on a no-fee basis, with a 25 person maximum policy, was approved. (Motion passed 4-1)**

Mr. Ramphal referred to Lines 258 and 259 of the December 12, 2019 meeting minutes, disputed Mr. Burman's statement that a lawsuit was never filed against the POA, condemned racism in the community and voiced his opinion that Mr. Burman corrupts the CDD Board.

Mr. Joe Grace, a resident, stated 17816 St. Lucia has been vacant for one year, had legal issues for seven or eight years and has not been maintained since the previous tenants moved out 12 months ago. Mr. Adams stated that the POA is responsible and there was nothing that the CDD could do about the property. Mr. Grace would contact the POA.

▪ **Landscape Activities Update**

**This item was an addition to the agenda.**

Mr. Steve Small, of LMP, introduced Mr. Jonathan Maceiti, LMP on-site Production Manager. Mr. Small stated that landscape improvements would continue and he outlined the maintenance plan, including plant rejuvenation, selective pruning, hedging, etc. Mr. Adams stated that LMP should abide by its partnership with Mr. Paul Woods, of OLM Inc., because of

his review, scoring and strong horticultural background and expertise, which are very important to Cory Lake Isles (CLI). Mr. Small stated, although Mr. Woods is a great teacher, LMP was implementing its own enhancement plan for the community. Discussion ensued regarding the zoysia on Morris Bridge, weeds, the maintenance report card and the level of service.

**FIFTH ORDER OF BUSINESS**

**Discussion: Potential Revisions to CDD Rules/Policies**

This item was deferred to the next meeting.

**SIXTH ORDER OF BUSINESS**

**Update: Settlement Activities with Republic Services Regarding Leak Damage to Pavers**

Mr. Adams gave the following update:

- The attorney for the defendant, Republic Services (RS), filed answers and defenses to the motions and to dismiss Count 2 of the complaint. Copies were forwarded to the Board.
- CDD Special Counsel received notice on January 6<sup>th</sup> and circulated it the next day.
- The discovery process would commence, which includes serving interrogatories, filing requests for admission and production.
- In the next two weeks, he and Mr. Hall would gather and submit information to RS so that they could file the responses.
- Once everything is submitted, a hearing date would be filed by Special Counsel, followed by required mediation.
- The District Manager would produce the data and Special Counsel would organize it and prepare objections to most of the defendant's responses.

Ms. Haque asked who would attend the mediation. Mr. Adams replied himself, Special Counsel and the Chair or Vice Chair, along with representatives from the opposing side. The goal would be to avoid the costliness of a trial. Discussion ensued regarding Special Counsel's outlook, the motion for dismissal, a trial and new leaks/damage to the pavers by other entities.

**SEVENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Ms. Sheryl Springer reported the following:

- The Committee has acquired a new liaison and updated her on all security concerns.
- The Committee discussed a burglary that occurred in the past year and the person of interest that was uncovered; the liaison was asked to follow up and apprise of the outcome.
- The Committee discussed resuming the Roll Call, which was on hold pending a more enticing way to get residents involved. The first Roll Call would be at the March meeting.
- Mr. Forbes would like the Board to consider inviting Envera Supervisors to the Board meeting to discuss security concerns.
- The next community road clean-up is scheduled for Saturday, February 15.

Inviting Allied and Envera to upcoming meetings, security issues at the Morris Bridge gatehouse and guards updating internal systems during the rummage sale, were discussed.

**B. Landscape Aquascape Facilities**

There being no report, the next item followed.

**C. Spirit Committee**

There being no report, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: December 12, 2019**

**I. Summary of Motions**

Change "Dr. Samir" to "Dr. Sumil Musinpally"

**II. Staff Directives**

Ms. Haque felt that mission statements should be drafted by the subcommittee chairs rather than by the Office Administrator. Discussion ensued.

**III. Regular Meeting**

The following changes were made:

Line 22 and throughout: Change "Dr. Samir" to "Dr. Sumil Musinpally"

Line 52: Change "made" to "repaired"

Line 76: Insert comma after "storage"

Line 221: Change "Clubhouse" to "pool"

**B. LAF Committee**

- **January 2, 2020**

C. Security

- January 6, 2020

D. Sunshine Board Online Workshop: December 19, 2019 to January 15, 2019 *(to be provided under separate cover)*

E. Other

On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the December 12, 2019 Board of Supervisors Summary of Motions and Staff Directives and Regular Meeting Minutes, as amended, and the January 2, 2020 LAF Committee Meeting Minutes, the January 6, 2020 Security Committee Meeting Minutes and the December 19, 2019 to January 15, 2020 Sunshine Board Online Workshop Minutes, as presented, were approved.

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2019**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2019. Mr. Castillo asked about Year-to-Date expenditures. Mr. Adams stated that total expenditures were 15%; pro-rated Year-to-Date would be 17%. He pointed out the Debt Service retirement funds and stated that the District’s expenses were on target. The financials were accepted.

**TENTH 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.

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

Mr. Hall presented the Facilities Manager Activity Report and answered questions about irrigation, manholes, Morris Bridge signage, boat storage area, street light repairs and the wells.

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

- **NEXT MEETING DATE: February 20, 2020 at 6:00 P.M.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 20, 2020 meeting.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

The following policy rules and guidelines for Clubhouse and pool use were discussed:

- Residents willing to rent the Clubhouse would have priority over those requesting it free of charge; all requests must be presented in writing.
- Three weeks minimum notice is required for events that need to be staffed.
- Reservations for the Clubhouse require a 30-day notice and reservations for the pool area requires a two-week notice.
- All requests to utilize the Clubhouse at no charge must come before the Board.
- Alcoholic beverages are banned from the pool area.
- Renters must clean the Clubhouse and pool area after events.

Mr. Shah voiced his opinion that there should be a liberal policy for residents, if the facilities are available, as they are paying for it. Mr. Adams suggested posting the Clubhouse and pool area rental guidelines on the Sunshine Board.

Ms. Schewe was asked to send an e-blast to the community for the March 2<sup>nd</sup> Roll Call. Mr. Burman’s asked if Allied and Envera could be placed on the same agenda. Mr. Hall stated it would be best to focus on the issues with Allied first and then address the concerns with Envera. Mr. Hall would invite representatives from Allied to the next meeting.

Mr. Woodards asked about the fountain replacement issue. Mr. Adams stated that the fountain was privately-owned and in place for a model home. It was damaged during a boat parade and was subsequently removed. Mr. Castillo stated that the Board considered either installing a covered deck where residents could go fishing or a gazebo. Discussion ensued regarding the boat parade, the dock, obtaining proposals for a fishing pier and the budget.

Mr. Burman distributed legal documents related to the arbitration and the arbitrators. The handouts were accepted as part of the public record. Mr. Shah presented the lawsuit and dismissal by the Hillsborough County Circuit Court. Mr. Adams reiterated that only CDD business would be transcribed into the minutes.

**TWELFTH ORDER OF BUSINESS**

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

Mr. Rich Carpenter, a resident and LAF Subcommittee member, felt that the public comments portion of the meetings could be improved. He recommended residents fill out

forms with their names and the topic of discussion, which should be limited to three minutes, and all responses to the comments should be at the end of the meetings. Discussion ensued regarding Mr. Carpenter's suggestion, agenda versus non-agenda comments, maintaining the three-minute rule, etc. Ms. Haque felt that public comments should be CDD-specific and suggested adding a "POA updates" section onto the agenda. Mr. Adams stated it was at the Board's discretion whether public comments are made at the beginning or end of meetings.

A resident felt that some residents were using the first public comment portion of meetings to bring up scandal and grandstand, alienating several homeowners who walk away without voicing their comments. Ms. Haque suggested residents who feel passionately about a topic should contact District Staff to have that item added to the agenda. Discussion ensued.

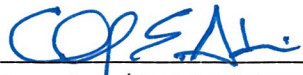
Ms. Springer stated that several new homeowners were concerned about the reported home and vehicle break-ins in the community and asked if cameras were installed at the gates. Mr. Castillo stated cameras were already installed and it was previously decided that the gates would be unmanned from 10:00 p.m., to 6:00 a.m., for cost savings and the lack of traffic during those times. If there is a demand for security guards during those hours, the topic could be added to the next agenda, as a discussion item. Mr. Adams would add the topic of adding security guards at the guardhouses from 10:00 p.m., to 6:00 a.m., to the next agenda.

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

Supervisors' requests were heard during the Eleventh Order of Business.

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

There being no further business to discuss, the meeting adjourned at 8:35 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair