

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on February 20, 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
Jonathan Maceiti	LMP Landscape Services (LMP)
John Sigona	Allied Universal Security Services (Allied)
A.J. Forbes	Resident/ Security Committee Member
Sheryl Springer	Resident/Security Committee
Cyril Spiro	Resident
Don Reich	Resident
Carlos Guzman	Resident
Wesley Paul	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 noted that, at the last few meetings, the Board was flexible with speaking time and interruptions. He hoped that everyone in attendance would be more considerate and disciplined at tonight's meeting and asked residents to keep all public comments to three minutes, unless an agenda item required more time.

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

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THIRD ORDER OF BUSINESS

Other Supervisors' Opening Comments

Mr. Shah stated the County recently approved the CDD's request for signage reading, "Approaching Cory Lake Boulevard" or "Cory Lake Isles (CLI) community southbound", at no cost to residents. He was still trying to obtain approval for northbound signage. He was advocating for the County to install a third arrow, indicating the turn lane into CLI at the Morris Bridge entrance, and would give periodic updates on the progress.

FOURTH ORDER OF BUSINESS

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

Dr. Cyril Spiro, a resident, asked about the plans to hold town hall meetings regarding the street renovation and repair project. Mr. Castillo recalled recent discussions regarding replacing the pavers in the entire community, since the District's roadways are 20 years old and need constant maintenance. In researching roadway renovations and repairs, the Board considered the following options:

- Repave the entire community at a cost of \$28 million.
- Utilize a combination of pavers and asphalt at a cost of \$22 million.
- Utilize solely asphalt at a cost of \$18 million.

Mr. Castillo stated that, to proceed, approval from a majority of the residents would be needed and the process would require town hall meetings to communicate the proposals. Discussion ensued regarding increasing CDD assessments to fund the project, competition with neighboring communities, the City's plans to repair the sanitary sewer system, asphalt, pavers, manholes, etc. Mr. Castillo believed that the City should take some of the responsibility to repave the District's roadways but not most of it.

Mr. Carlos Guzman, a resident, questioned why the Board went from considering a \$1.5 million estimate for road repairs to entertaining proposals between \$18 million and \$30 million. He asked about plans to provide 24/7 coverage at the Morris Bridge gate. Mr. Castillo stated that he was not in favor of expending \$1.5 million for cosmetic road repairs and not addressing the root cause of the issues. He felt that it would be best to hold off until the City divulges its sewer system repair plan. Discussion ensued regarding brick pavers, cobblestone, new technology and life expectancy of pavers. Mr. Castillo stated, although expanded security

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coverage at the Morris Bridge gate was on the agenda, it would probably not occur until the Fiscal Year 2021 budget.

Mr. Don Reich, a resident, asked about the time frame of the roadway renovations. Mr. Castillo stated the CDD must coordinate with City officials to determine a timetable; however, it usually takes six to ten years for the City to commence major projects. Discussion ensued regarding the condition of the sewer system, manhole repairs and obtaining pricing for cosmetic repairs, such as power washing and sealant applications.

Mr. Wesley Paul, a resident, stated, because his home is near a popular intersection, motorists routinely drive onto his yard to make turns, which destroys the grass. He asked about placing boulders around the lawn to protect his property. Mr. Adams suggested that Staff review the property to determine the best approach to resolve the issue, through landscaping. It would not be prudent to create additional liability by adding boulders and bollards.

FIFTH ORDER OF BUSINESS

Update: Landscape Activities

Mr. Maceiti, of LMP, presented the Monthly Landscape Inspection Report and responded to questions, as follows:

- All of the items flagged by OLM were cut back and/or trimmed
- The February inspection score was 94.5%.
- The next inspection was scheduled for March 2nd.
- The banana plants on Morris Bridge and Cory Lake Drive would be addressed and an update would be given at the next meeting.

SIXTH ORDER OF BUSINESS

Discussion: Allied Security Gate Operations Issues

Mr. John Sigona, of Allied, gave the following update:

- After discussions with Mr. Hall and Linda, it was determined that the security issues at the guardhouses were not due to lack of supervision or training; rather, they were because of guard turnover. Guards are being offered \$1.45 more per hour at neighboring communities.
- Allied has excellent recruiting and backup provisions necessary for coverage and to remain operational.

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Mr. Hall discussed inaction by security guards, rovers, staffing and communication issues and stated it would take several complaints for Management at Allied to respond. Mr. Sigona stated closer inspection would be given to activity reports and, although Allied has been issuing raises to certain guards, the turnover issue persisted.

Mr. Castillo asked about the costs and time frame to restore coverage at the Morris Bridge gate from 10:00 p.m., to 6:00 a.m., seven days per week. Mr. Sigona stated the CDD should inform Allied of the desired start date for expanded coverage and allow two weeks' lead time; the additional cost would be the same standard rate that the District is currently paying. Mr. Castillo stated this item would be discussed later in the meeting. He asked Mr. Sigona to attend meetings every two months and to prepare a cost comparison. Mr. Sigona would forward information to Mr. Hall.

On behalf of the Board and residents, Mr. Shah thanked Ms. Springer and Mr. Forbes for hosting another Morris Bridge cleanup event.

SEVENTH ORDER OF BUSINESS

Discussion: Potential Revisions to CDD Rules and Regulations

Mr. Adams presented the Rules and Regulations, which were last updated November 6, 2017. The Board and Staff reviewed the policies and the following revisions were made:

Page 3, "Guest": Insert "or pool" after "Facilities"

Page 7, Item 6a: Insert "or guardian on behalf of Minor" after "Minor"

Page 9, Item 32: Change "jaw" to "law"

Page 10, Item 1, "Hours": Insert "as posted" after "District" and delete "These hours are generally the normal operating hours of 8:00 am to 5:00 pm Monday through Saturday."

Page 10, "Beach Club Facility Rental Policies": Delete "Friday Preceding Spring Break", "Last Day of School", "Good Friday", "Father's Day" and "Mother's Day"

Page 11, Item 1, "Reservations": Change "Ninety (90)" to "Thirty (30)"

Page 11, Item 5f: Insert "at the discretion of the Board" after "staff time"

Page 11, Item 6d: Change "increased" to "adjusted".

Page 11, after Item 6e: Insert Item 7 "Swimwear Policy"

Page 12, Item 13: Change "Ballons" to "Balloons"

Page 12: Delete "Pool Party Rental Fee: \$50"

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Page 14, Item 5: Insert “or older” after “(14)”

Page 14, Item 5b: Change “Fourteen (14) years old or less” to “Under Fourteen (14) years old”

Page 15, Item 8: Delete “Proper Attire:”

Pages 16 and 17: Move, “Tennis Court Policies” from Page 17 to Page 16 under “Rules for Tennis Courts”

Page 18, Item 8: Insert “except dual swing” after “equipment”

EIGHTH ORDER OF BUSINESS

Committee Reports

A. Security

Mr. Forbes thought that Allied should put rules in place informing guards of what is required of them, if they cannot follow the rules. Mr. Castillo concurred and stated that turnover is one of the District’s main issues with Allied. Guard turnover, guard compensation in CLI compared to neighboring communities, instituting a tier program and rewarding two guards for their dedication and for maintaining their positions for a decade, were discussed.

Mr. Castillo felt that compensation could be tiered but how to incorporate it into the budget so that funds are allocated and raises are merit-based must be determined. Ms. Haque asked if pay increases were factored into the bids. Mr. Adams stated bids usually include the billing rate for all man hours in the contract. This is the second year of a blended rate adjustment addendum that will end September 30, 2020. The Board has flexibility to work with Allied as long as it finds their service satisfactory. Mr. Burman voiced his opinion that Allied is using the CDD as a training ground for guards and then transferring them elsewhere for higher pay. Mr. Adams suggested Mr. Sigona prepare a proposal reflecting where the numbers ought to be and for Staff to contact neighboring communities to compare security guard pay rates.

Mr. Forbes announced a Tampa Police Department (TPD) Roll Call on March 2nd at 7:00 p.m., at the Beach Club. He presented the Speeding Events Report on traffic enforcements and infractions. Regarding frequent speeding infractions by visitors, Ms. Haque suggested having the resident associated with the visitor obtain a barcode so that fines can be levied against them. In response to a question regarding Envera, Mr. Hall stated that Envera was invited to the March meeting and Envera and Allied would address the Board at the April meeting.

B. Landscape Aquascape Facilities

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There being no report, the next item followed.

C. Spirit Committee

There being no report, the next item followed.

The meeting recessed at 8:05 p.m., and reconvened at 8:11 p.m.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: January 16, 2020

I. Summary of Motions

Insert "Anoop Reddy" and "Resident"

II. Staff Directives

III. Regular Meeting

The following changes were made:

Line 29: Insert "Anoop Reddy" and "Resident"

Lines 71 through 76: Delete entire paragraph.

Line 209: Delete "of" after "dismissal" and insert "copy of the lawsuit and" before "dismissal"

Line 210: Delete "the arbitration"

Mr. Shah inquired about not receiving copies of legal filings regarding Republic Services (RS). Mr. Adams would forward the RS interrogatories and admissions to the Board Members.

B. Security Committee: February 3, 2020

C. LAF Committee: February 6, 2020

D. Sunshine Board Online Workshop: January 17, 2020 to February 19, 2020 (to be provided under separate cover)

E. Other

On MOTION by Mr. Shah and seconded by Mr. Woodards, with all in favor, the January 16, 2020 Board of Supervisors Summary of Motions, as amended, Staff Directives, as presented, and Regular Meeting Minutes, as amended, and the February 3, 2020 Security Committee Meeting Minutes, February 6, 2020 LAF Committee Meeting Minutes and January 17, 2020 to February 19, 2020 Sunshine Board Online Workshop Minutes, as presented, were approved.

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In response to questions regarding Yoga classes, Mr. Hall reported that there were approximately 10 participants at the most recent class and there was a request for another class on February 29th.

Mr. Shah stated that the CDD's email address was used on the women's only luncheon flyer, instead of the resident organizer's email, which he thought was not the first time this has happened. Mr. Castillo suggested that resident's seeking approval for events present a draft of the flyer prior to circulation. The Board discussed feedback from the women's luncheon. Mr. Shah felt that it was wrong to have requested permission to hold a non-political meeting at the Clubhouse but then for the POA President's to be asked wife political questions at the event; the questions were posed by the organizers, not residents. Ms. Haque felt that, in the future, the Board should require the individual requesting permission to have his or her email address on the flyers and not the CDD's email. Mr. Adams stated, going forward, the required wording on any advertising or promotion must include the phrase; "This is not a CDD-sponsored event." And, if the party making the request does not comply, the event would be denied.

TENTH ORDER OF BUSINESS

Discussion: Allied Security Gate Operations Issues

This item was discussed during the Sixth Order of Business.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2019

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2019. He responded to questions regarding the "Revenues", at 88%, "Tax collector" at 42%, "Landscape maintenance" at 8% and outstanding DTE invoices. The financials were accepted.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

There being no report, the next item followed.

B. Office Administrator: *Amanda Schewe*

The Office Administrator's Monthly Report was included for informational purposes.

C. Facilities Manager: *John Hall*

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Mr. Hall reported that a rental deposit refund of \$500 was being withheld from a resident pending the Board's decision. The rental agreement was from 4:00 p.m., to 6:00 p.m.; however, the party started late, went over by two hours and staff was inconvenienced greatly as they worked overtime to clean up. Ms. Haque felt that the deposit should be withheld. Discussion ensued regarding the event, the resident, changing the 4:00 to 10:00 p.m., rental time to 6:00 p.m., to 12:00 a.m., the 10 p.m. noise ordinance, being cited by TPD and being more lenient with residents. Mr. Castillo stated, in this case, the consensus was to withhold the \$500 deposit and, if the resident continues to demand a refund, Staff should invite them to the next meeting to make their case.

Mr. Hall presented the Monthly Activity Report and highlighted the following:

- Coordinated with OLM and LMP to return CLI to the desired standards.
- Educated landscapers and irrigation technicians about irrigation issues.

A resident asked about the tennis court lighting. Mr. Hall stated that a few drivers in a lighting panel have burned out and would be replaced under warranty. In response to Mr. Castillo's question, Mr. Adams stated he is coordinating with Florida Power & Light (FPL) regarding the painting of the sconces and light bulbs and would give an update at the next meeting. Mr. Hall suggested budgeting in Fiscal Year 2021 to replace the sconces. He responded to questions regarding palm tree replacement costs, the boardwalk, manhole replacements and security issues at the gates. Mr. Adams stated Staff would try to obtain a true-up amount for the hourly rate from Mr. Sigona.

Mr. Burman asked about a recent incident involving an RS truck. Mr. Hall stated another hydraulic leak occurred near Mr. Burman's home. A report would be filed with RS. He asked RS about past leaks and pressure washing and was informed that a supervisor would address the issues; RS accepted responsibility for two recent spills. He would follow up with RS's insurance company/adjuster and forward the information to Mr. Adams.

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

- **NEXT MEETING DATE: March 19, 2020 at 6:00 P.M.**
 - **QUORUM CHECK**

All Supervisors, except Mr. Castillo, confirmed their attendance at the March 19, 2020 meeting.

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THIRTEENTH ORDER OF BUSINESS

Other Business

Mr. Burman recalled that there would be an election on March 17, 2020.

FOURTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Guzman voiced his view that the community was more appealing than before. Discussion ensued regarding the palm trees in CLI compared to Arbor Green and affixing lights to the palm trees.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Castillo stated that the Board should consider timing of manhole and sewer repairs by the City, Mr. Wesley Paul's lawn, avoiding the creation of more liability, curb options and the CDD's for installation and maintenance responsibility.

Mr. Shah proposed instituting mandatory drug testing for CDD Staff. Mr. Adams stated the Board must formally adopt a Drug-Free Workplace (DFW). He would obtain an outline from the District's insurance carrier and include this as a discussion item at the next meeting.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 9:49 p.m.

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Chair/Vice Chair