

DRAFT
MINUTES OF MEETING
CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Cory Lakes Community Development District held a Virtual Public Meeting on May 21, 2020 at 6:00 p.m., at <https://us02web.zoom.us/j/88127290297> and 1-929-205-6099, meeting ID 881-2729 0297.

Present at the meeting, virtually or telephonically, were:

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

Also present, virtually or telephonically, were:

Chuck Adams	District Manager
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Sheryl Springer	Resident/Security Committee Member
Harry Ramphal	Resident/POA President
Parag Shah	Resident
Heidi Gracia	Resident
Roberta Carroll	Resident
Anne Bellyea	Resident
Cynthia McIntyre	Resident
Luise Burman	Resident
Beth Mitchell	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:02 p.m. Supervisors Castillo, Shah, Haque and Burman were present virtually or telephonically. Supervisor Woodards was not present. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor's Executive Orders 20-52, 20-69 and 20-112, issued on March 9, 2020, March 20, 2020 and April 29, 2020, respectively, which allow local governmental public meetings to occur by means of communications media technology, including video conference and telephonically. The meeting was advertised to be held via video conference and telephonically and the meeting agenda was posted on the District's website.

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

CORY LAKES CDD

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SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Castillo had no opening remarks.

THIRD ORDER OF BUSINESS

Other Supervisors' Opening Comments

Mr. Shah thanked all attendees for taking COVID-19 seriously and all CLI residents for their overwhelming support. CLI staff was committed to taking care of resident needs, as Staff worked remotely to issue new vehicle permits, answer questions by phone or email and perform routine maintenance work. He thanked essential workers, medical staff, first responders and all key professionals working in the Tampa area.

Mr. Burman noted that Supervisors were not compensated for the past few meetings, due to the pandemic and suggested giving Mr. Hall and Ms. Schewe a bonus of \$200 each for their outstanding work during the pandemic.

Mr. Shah suggested that each Supervisor donate tonight's compensation to a charity of their choice.

On MOTION by Mr. Burman and seconded by Mr. Castillo, with all in favor, authorizing payment of a \$200 bonus, net of taxes, to both Mr. Hall and Ms. Schewe, for providing outstanding work during the pandemic, was approved.

Mr. Castillo stated charity donations should be kept on a personal level. Ms. Haque stated the Board could not donate to a charity, as far as payment was concerned. The consensus was to hold off on the charity donation and keep the bonus amount at \$200 each.

Mr. Burman discussed a recent social media post about a woman who had trouble walking her stroller between two sidewalks because the streets were blocked by vendor vehicles. He felt that the Board should take action. Discussion ensued regarding vendors and others who block driveways, keeping the community safe, engaging a daytime rover and enforcement by the Tampa Police Department (TPD). Mr. Castillo would ask the TPD and FHP to issue warnings once everything is back to normal.

FOURTH ORDER OF BUSINESS

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

CORY LAKES CDD**DRAFT****May 21, 2020**

Ms. Heidi Grisham, a resident, asked when the gym and other amenities would open. Mr. Castillo stated the CDD was following the path of larger municipalities, such as the County and City, while also following Centers for Disease Control (CDC) guidelines. Staff must be mindful of posting cleaning requirements, especially around pools, gyms and community centers. Discussion ensued regarding asking residents to sign a waiver to use the amenities at their own risk, scheduling gym appointments, providing gloves and disinfectants, hiring staff to monitor the pool and the gym, etc. Mr. Castillo stated the CDD needs two weeks to plan the logistics and to mirror how neighboring communities are operating/monitoring their gyms.

Ms. Roberta Carroll, a resident, stated that the CDC suggested having residents sign waivers before gym and pool use and that disinfectants/wipes be available.

Ms. Anne Bellyea, a resident, suggested using a fogging machine with a special liquid approved to kill the virus. She would provide Ms. Schewe with more information about the fogging machine.

Mr. Parag Shah, a resident, asked about opening the playgrounds. Mr. Castillo stated Staff could open the playground in the morning. Mr. Hall stated Hillsborough County has yet to open parks and picnic areas to the public. The consensus was to reopen the playgrounds.

Ms. Cynthia McIntyre, a resident, voiced her opinion that Lines 207 through 209 and 213 through 215, in the February 20, 2020 draft meeting minutes, should be amended. She stated that she did not use the CDD's email on the flyer to publicize the women's luncheon; the email address that was used was corylakeislescommunity@gmail.com and her group had used that address for almost three years.

Ms. Luise Burman, a resident, felt that Lines 211 and 212 of the February 20, 2020 minutes should be deleted. In her opinion, the sentences accuse her of having political conversations with the POA President's wife and no such discussions occurred at the luncheon. Mr. Castillo stated the sentences would be stricken from the record.

Ms. Beth Mitchell, a resident, stated the fogging machine mentioned earlier is called a "sniping" machine. Health care workers utilize it to sanitize gowns. She was unsure if the device would work on electronic equipment, as it gives off a fog or a mist.

FIFTH ORDER OF BUSINESS**Update: Landscape Activities**

CORY LAKES CDD

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May 21, 2020

Mr. Adams stated there was no LMP representative at tonight's meeting. OLM has been sending monthly reports to the Board and Management. The general consensus was that the landscaping had improved tremendously and residents were complimenting Staff.

SIXTH ORDER OF BUSINESS

Discussion: Envera Gate Technology Package Operating Issues

This item was deferred to the next in-person meeting.

SEVENTH ORDER OF BUSINESS

Update: Allied Security Fee Increase Proposal to Address Personnel Issues

As an Allied representative was not present, this item was deferred to the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2020-02, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2020-02. Assessments would increase approximately \$200 per unit; this would be discussed in greater detail at the next meeting. Regarding reserve funds, Mr. Adams stated the ending fund balance would be \$328,675. Discussion ensued regarding the reasons for the assessment increase, the unassigned line item and reserves.

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, Resolution 2020-02, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 20, 2020 at 6:00 p.m., at Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa Florida 33647; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2020-03, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

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Mr. Adams presented Resolution 2020-03. Management already employs an internal controls policy. During the most recent legislative session, a bill was passed that requires local governments to formally adopt an internal controls policy by resolution.

On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, Resolution 2020-03, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS**Discussion: CDD Drug-Free Workplace Policy**

Mr. Adams provided a copy of the CDD Drug-Free Workplace (DFW) Policy outline provided by the District's current insurance carrier. After conferring with the agent, it was determined that it would not make financial sense for the District to execute the policy because the discount would not come near to covering the cost to actually implement. CLI currently employs two full-time, two part-time and a number of seasonal employees and the overall salaries and discount percentage for operating a DFW do not offset the costs of implementation all the standards that must be met in order to receive credit. Discussion ensued regarding costs to implement the program, drug-testing and DFW requirements.

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2020-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2020-04. Seats 1, 2 and 3, currently held by Supervisors Burman, Woodard and Castillo, respectively, would be up for election at the November General Election. Resolution 2020-04 acknowledges the qualification process and requirements. Candidates interested in qualifying should file their paperwork with the Hillsborough County Supervisor of Elections (SOE) during the week of June 8. 2020.

On MOTION by Mr. Shah and seconded by Ms Haque, with all in favor, Resolution 2020-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

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

Ms. Springer stated, due to the pandemic, the Committee had not met and meetings would resume once the Committee is allowed to meet. Mr. Adams stated the Committee could host virtual meetings, via Zoom. Once Ms. Springer sets them up, she should alert management, for posting purposes, so that the public could participate. As to when on-site meetings could resume, Mr. Adams stated subcommittees should follow the CDD and the CDD should follow along the Governor's Executive Orders.

B. Landscape Aquascape Facilities

Ms. Haque stated that the Committee did not meet. She noted that her neighbor and fellow LAF Committee member, Mr. Scott Hall, passed away; which is a huge loss to Cory Lakes.

Mr. Shah voiced his opinion that LMP and OLM are doing a tremendous job on the landscaping and have turned the community around.

C. Spirit Committee

There being no report, the next item followed.

THIRTEENTH ORDER OF BUSINESS**Approval of Minutes****A. Board of Supervisors: February 20, 2020****I. Summary of Motions****II. Staff Directives****III. Regular Meeting**

The following changes were made:

Lines 76 through 78: Delete entire sentence.

Line 101: Change "Linda" to "Ms. Linda Davis"

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Lines 213 through 215: Change “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.” to “Ms. Haque felt that whoever organizes the event, it should be their contact information.”

Line 45: Delete “Approaching” and “Cory Lake Isles (CLI) community southbound”

Line 187: Change “arbitration” to “lawsuit”

Line 209: Insert “Ms. McIntyre clarified that the email address used on the women’s luncheon flyer was corylakeislescommunity@gmail.com and not the official CDD email.”

Line 212: Change “President’s to be asked wife” to “President’s wife to be asked”

Lines 210 through 212: Delete entirely.

Discussion ensued regarding Lines 207 through 209, the women’s luncheon event, ongoing tensions between different factions in the community, election challenges, POA lawsuits and differing legal opinions on holding joint POA/CDD workshop meetings.

Mr. Castillo stated that he recently saw a lot of infractions behind homes that should be addressed by the POA, including several dilapidated docks and homes with tarps, which are an eyesore. He suggested that the POA perform routine inspections and issue citations to negligent homeowners.

B. LAF Committee: March 5, 2020**C. Sunshine Board Online Workshop**

I. February 20, 2020 to March 18, 2020 *(to be provided under separate cover)*

II. March 25, 2020 to April 15, 2020 *(to be provided under separate cover)*

III. April 17, 2020 to May 20, 2020 *(to be provided under separate cover)*

D. Other

On MOTION by Mr. Burman and seconded by Ms. Haque, with all in favor, the February 20, 2020 Board of Supervisors Summary of Motions and Staff Directives, as presented, and Regular Meeting Minutes, as amended, the March 5, 2020 LAF Committee Meeting Minutes, as presented, and the February 20, 2020 to March 18, 2020, March 25, 2020 to April 15, 2020 and April 17 to May 20, 2020 Sunshine Board Online Workshop Minutes, as presented, were approved.

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Mr. Adams presented the Unaudited Financial Statements as of March 31, 2020. The financials were accepted.

FIFTEENTH 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*

Mr. Hall presented the Monthly Activity Report. He highlighted and answered questions as follows:

- Due to the pandemic, several vendors and suppliers were closed; there were a lot of shipping delays.
- Worked closely with LMP and OLM.
- Oversaw landscaping and gym improvements.
- The basketball backboard was changed out.
- Cubbies were placed in the gym.
- Deck project was completed with water-contact boards and has a lengthy warranty.
- LMP finished trimming residents' palms but was still trimming the community palms.
- Algae was being treated.
- Regarding manholes, the City of Tampa (COT) was behind on standard repairs, due to the pandemic. He would contact the City and report the findings at the next meeting.

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

Mr. Shah requested an update on the legal action with Republic Services (RS). Mr. Adams stated the new leak was added to the current lawsuit, the attorney for RS countered with a \$25,000 increase, which brings the RS offer up to \$175,000. Staff planned to counter with a \$10,000 decrease from the District's initial demand amount of approximately \$500,000; the dialogue would continue. Staff was researching the disparity in the proposal that RS secured from Dura-guard versus the proposals Staff received from three different vendors to repair the pavers.

I. 2,026 Registered Voters in District as of April 15, 2020

CORY LAKES CDD

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There were 2,026 registered voters residing within the District as of April 15, 2020.

II. NEXT MEETING DATE: June 18, 2020 at 6:00 P.M.

○ **QUORUM CHECK**

The next meeting will be held June 18, 2020.

SIXTEENTH ORDER OF BUSINESS

Other Business

Mr. Adams asked if a large alligator in the lake was captured. Mr. Hall stated that efforts to capture the gator were unsuccessful and, since the District is a conservation area, there are several restrictions when setting traps. The alligator must be captured alive and turned in alive.

SEVENTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

POA Discussion ensued.

EIGHTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Shah stated that two signs, on both ends of Morris Bridge, and additional arrows turning into Cory Lake were installed.

Mr. Castillo thanked everyone who attended the meeting.

NINETEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 9:05 p.m.

CORY LAKES CDD

DRAFT

May 21, 2020

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Secretary/Assistant Secretary

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Chair/Vice Chair