

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

The Board of Supervisors of the Cory Lakes Community Development District held a Virtual Regular Meeting on October 15, 2020 at 6:00 p.m., via Zoom, at <https://us02web.zoom.us/j/87867989816>, and 1-929-205-6099, Meeting ID 878 6798 9816 for both.

**Present were:**

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

**Also present were:**

Chuck Adams	District Manager
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
John Sigona	Allied Security
Rich Carpenter	Resident/ Landscape Committee Member
Parag Shah	Resident
Ron Acoff	Resident
Chris Hill	Resident
Chirayu Harshe	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. 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, which allow local governmental public meetings to occur by means of communications media technology, including video conference and telephonically.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

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

Mr. Castillo, publicly and for the record, voiced his condemnation of a racist email that was recently circulated to the entire community by an anonymous individual.

**THIRD ORDER OF BUSINESS**

**Other Supervisors' Opening Comments**

Mr. Shah welcomed new CLI residents to the meeting.

Mr. Burman stated that voting for the November 3, 2020 General Election would take place at the Beach Club. The Supervisor of Elections (SOE) would remove their equipment on November 4<sup>th</sup>. Ms. Schewe would post Election Day information on the bulletin board.

**FOURTH ORDER OF BUSINESS**

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

Resident Rich Carpenter voiced his opposition to the \$12,663 TrafficLogix proposal and the Allied Universal (Allied) fee increases for the guards. He stated that the security proposals were higher than the \$340,000 budgeted for security. He felt that the Board and CLI community should be more fiscally prudent and proposed utilizing the virtual guard system instead of increasing Allied's contract. Mr. Castillo noted several resident complaints about the virtual guard at the Morris Bridge gate. He felt that having a live guard is a major attraction for potential home buyers. He voiced his understanding of Mr. Carpenter's concerns and doubted that the proposals mentioned would be approved by the Board. Mr. Shah stated he was undecided regarding Allied's fee increases and felt that additional proposals should be obtained.

**FIFTH ORDER OF BUSINESS**

**Update: Security Guard Operations – Allied Universal Representative (Fee Increase Request)**

Mr. Adams presented the Allied Universal fee increase proposal packet, including a graphic from Indeed.com listing the average base salary of \$11.84 per hour for security officers in the Tampa area. The current annual rate for 364 hours per week for security services totaled \$293,338.50. The three options were as follows:

1. Proposed Increase #1: Total of 364 hours per week of security services. \$339,011.40

	Ms. Davis	40 hours	\$15.00 per hour
	2 <sup>nd</sup> and 3 <sup>rd</sup> shift leads	80 hours	\$12.50 per hour
	Security officer	244 hours	\$11.75 per hour
2.	Proposed Increase #2: Total of 364 hours per week. \$331,558.50		
	Ms. Davis	40 hours	\$15.00 per hour
	2 <sup>nd</sup> and 3 <sup>rd</sup> shift leads	80 hours	\$12.00 per hour
	Security officer	244 hours	\$11.50 per hour
3.	Proposed Increase #3: Total of 404 hours per week. \$367,993.50		
	Ms. Davis	40 hours	\$15.00 per hour
	2 <sup>nd</sup> and 3 <sup>rd</sup> shift leads	80 hours	\$12.00 per hour
	Security officer	284 hours	\$11.50 per hour

Mr. Sigona stated all three proposals would provide Ms Davis with Allied’s vacation plan, at no cost to the CDD, and Proposal #3 would enable her to be a true supervisor, addressing the needs of the community while mentoring and training the guards, without having to cover any of the gates.

Mr. Burman noted that the proposals do not address the changes that the Board agreed upon at the last meeting, namely, instituting three days of virtual guard coverage at the Morris Bridge. Mr. Adams stated Staff had since learned that Envera is unable to augment its operations in the manner the Board had requested and confirmed that Morris Bridge must be manned by either by a full-time live guard or a virtual guard. Discussion ensued regarding Envera’s inflexibility, the proposed increases, pay rates, billing rates, the budget, the economy and a raise for Ms. Davis. Mr. Sigona prepare a two-tiered approach and present a new proposal packet, with a percentage of increase, at the next meeting. Mr. Adams would include the Allied fee increases in the November agenda.

**SIXTH ORDER OF BUSINESS**

**Update: Drainage Issues in Capri Isle**

Mr. Adams provided the following update:

- Kolter and Ryan Homes (RH) were working through resolving the drainage issues in Capri Isle with the contractors who would perform the work. They seemed receptive to resolving the additional drainage concerns that were presented that are not necessarily related

to the easement but involve improper grading, which is part of the standard with the double swale set up. The projects would be completed all at once.

- The drainage issues would be addressed during the fall months.

**SEVENTH ORDER OF BUSINESS**

**Discussion: Flooding Issue at 15204 Anguilla Isle Avenue**

Referencing photographs, Resident Chirayu Harshe discussed flooding in his backyard and appealed for assistance. The situation has worsened, the backyard has become swamp like and is filled with mosquitoes, frogs and other animals and is unusable. The builder had been of no assistance but, since the CDD as already working with Kolter and RH on other drainage issues, he hoped that the District could convince them to consider his drainage issue. Mr. Adams stated it appears, from the photographs, that an inadequate amount of fill was causing the flooding and it as important for the homeowner to realize that the drainage issue is not the CDD’s responsibility; however, the issue would be relayed to the builders for their consideration. Discussion ensued regarding the drain box, swale, lot grading, drainage violations and drainage issues at other homes on Anguilla Isle.

Mr. Castillo noted ongoing rumors on social media about various matters. He wished to put the community at ease, as tensions were high due to the three Board seats up for election in the upcoming General Election. He stated that the current Board is being fiscally responsible. He separated fact from fiction with regard to the Board depleting reserve funds, the Board taking out a \$30M bond or loan to fund road repairs, plans to construct a multi-million dollar gym and approval of a proposal to develop a 55 plus community in CLI. He requested that everyone stop spreading false narratives, as new residents are becoming uncomfortable. Discussion ensued regarding Mr. Castillo’s comments on the state of the community and the 2013 Kolter decision to freeze assessments for seven years. All Board Members agreed with the Chair’s comments.

**EIGHTH ORDER OF BUSINESS**

**Discussion/Consideration: TrafficLogix Speed Board Proposal and Sample Reports**

**A. TrafficLogix Speed Board Proposal**

- B. Count by Speed Range Report (4561 Pelican Sound Boulevard, 10/15/29 -10/21/19)**
- C. My Custom Report (Pelican Sound Boulevard, 10/15/29 – 10/21/19)**
- D. Pelican Sound Speed Violation**

These items were included for informational purposes.

Mr. Adams recalled that the Board previously expressed interest in purchasing another speed board to curtail speeding and presented a proposal from TrafficLogix for a portable speed board, at a total cost of \$12,663. Although no funds were budgeted, the Board could opt to purchase the additional camera or consider this later. Mr. Castillo stated he preferred not to expend residents' funds if the CDD cannot enforce speed limits. Discussion ensued regarding ongoing camera costs, the POA, Tampa Police Department (TPD) and State Troopers. The consensus was to defer this item until the POA commits to fining speeders.

- **Committee Reports – Security**

**This item, previously Item 12A, was presented out of order.**

Mr. Forbes reported the following:

- The Security Committee made two recommendations at the October virtual meeting:
  1. For the Board to devise a three to five-year budget plan to improve the perimeter fencing around the entire community to deter trespassers.
  2. Enforcement against vehicles that block sidewalks.
- State Troopers and TPD cannot take any legal actions against those caught blocking sidewalks; therefore, the Committee recommended that attorneys for the CDD, POA or TPD review the City of Tampa (COT) Ordinances and Florida Statutes to determine which agency is responsible for enforcement against vehicles that block sidewalks.

Mr. Adams would verify the laws regarding drivers who block sidewalks with District Counsel, report his findings to the Board and include this item on the next agenda.

Discussion ensued regarding speeding, POA enforcement and the next joint CDD/POA meeting.

## **NINTH ORDER OF BUSINESS**

### **Update: Landscape Activities**

Mr. Hall reported the following:

- LMP received a score of 94%, due to water saturation issues.

- LMP commenced tree trimming.
- The holiday lighting contractor commenced installation of the lights.

**TENTH ORDER OF BUSINESS**

**Update: Ongoing Settlement Discussions in the Republic Services (RS) Oil Leak Matter**

Mr. Adams reported the following:

- Special Counsel indicated that opposing Counsel for RS was unresponsive regarding the CDD’s re-submittal of brackets.
- Mr. Adams would follow up and provide an update at the next meeting.

Mr. Burman asked if other communities had taken action against RS for oil spills. Mr. Adams would ask District Counsel to perform a search to determine if any other communities filed similar lawsuits against RS.

**ELEVENTH ORDER OF BUSINESS**

**Continued Discussion: Reopening of District Amenities**

Ms. Schewe stated there were no changes to the reopening schedule from the previous meeting and the gym is no longer occupancy-restricted.

**TWELFTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

This item was presented following the Eighth Order of Business.

**B. Landscape Aquascape Facilities**

There being no report, the next item followed.

**C. Spirit Committee**

There being no report, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: September 17, 2020**

**I. Summary of Motions**

**II. Staff Directives**

**III. Virtual Public Meeting**

The following changes were made:

Lines 76 through 78: Delete resident comments entirely.

Line 172: Deleted remainder of sentence after “repairs;” and insert “the Board set the brackets for transmission to opposing counsel.”

Line 198: Change “October 5<sup>th</sup>” to “October 15<sup>th</sup>”

Line 225: Insert “such as” after “items,”

Line 247: Insert “necessary” after “provide”

Line 334: Change “leader” to “reader”

**B. Sunshine Board Online Workshop: September 18, 2020 to October 14, 2020 (to be provided under separate cover)**

**C. Security Committee: October 5, 2020**

**D. Other**

**On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the September 17, 2020 Board of Supervisors Staff Directives and Summary of Motions, as presented, and Virtual Public Meeting Minutes, as amended, and the September 18, 2020 to October 14, 2020 Sunshine Board Online Workshop and October 5, 2020 Security Committee Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2020**

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2020. Discussion ensued regarding the new Reserve Fund balance, establishing a line of credit and the “Security gate maintenance & repair – cachet” line item, on Page 4.

**On MOTION by Mr. Burman and seconded by Mr. Shah, with all in favor, the Unaudited Financial Statements as of August 31, 2020, 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***

Ms. Schewe presented the October Events Report and reported the following:

- Staff was contacted by a food truck business and a sample menu would be forwarded.
- Staff was contacted by a blood drive company for blood donations on an upcoming Saturday; the email would be forwarded to the Board.

Mr. Shah directed Ms. Schewe to contact neighboring communities and obtain their combined total for CDD, POA and HOA assessments and/or fees for presentation at a future meeting.

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

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

- Holiday preparations were underway. Holiday lights should be installed by October 30<sup>th</sup>.
- Tree trimming, mulching and pressure washing were underway.
- Routine maintenance was performed.

Discussion ensued regarding resurfacing the new tennis courts, an offensive odor emanating from the lift station near Java, ticketing vehicles illegally-parked overnight and placing stickers on vehicles that block sidewalks. Mr. Hall would have Ms. Davis send a memo to ensure that the rover continues ticketing illegally-parked vehicles.

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

Mr. Adams stated that, if the Governor’s Executive Orders expire on November 1<sup>st</sup>, future meetings would likely be held in person. Discussion ensued regarding wearing masks and allowing the general public to continue participating via Zoom.

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

The next meeting will be held November 19, 2020 at 6:00 p.m.

**SIXTEENTH ORDER OF BUSINESS**

**Other Business**

There being no other business, the next item followed.



**SEVENTEENTH ORDER OF BUSINESS**

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

Resident Ron Acoff asked if there are provisions to obtain Federal Emergency Management Agency (FEMA) funds, in the event of a hurricane, and if the thresholds are known and duly-established. Mr. Adams replied affirmatively and stated that, although FEMA funds are available to CDDs, there is usually a long wait to recoup government funds.

Mr. Acoff voiced his disagreement with Mr. Castillo’s remarks. In his opinion, opposing candidates have not run negative campaigns and social media rumors should not be addressed during CDD meetings.

Resident Chris Hill offered to obtain bids to resurface the tennis courts and forward them to Mr. Hall. The project would cost \$5,000 per court. He asked if signs for all candidates could be placed outside of the Beach Club prior to early voting. He expressed his opposition to any plans to construct a new gym. Mr. Castillo stated there were no plans to construct a multi-million dollar gym, which could require additional \$200 in assessments. Discussion ensued regarding candidate signs on Election Day and what the Supervisor of Elections will allow.

Resident Parag Shah felt that Mr. Castillo did a great job of addressing the social media rumors. He asked for Management’s view on whether door-to-door campaigning by candidates falls under solicitation. Mr. Adams stated that political solicitation does not fall under the purview of the CDD. Discussion ensued regarding a Supreme Court statement on political solicitations and POA bylaws.

**EIGHTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There being no Supervisors’ requests, the next item followed.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 8:53 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Copsal  
Secretary/Assistant Secretary

[Signature]  
Chair/Vice Chair