

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on November 19, 2020 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647, via Zoom, at <https://us02web.zoom.us/j/89024434652>, and telephonically, at 1-929-205-6099, Meeting ID: 890 2443 4652, for both.

Present were:

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Sheila Haque (via telephone)	Assistant Secretary
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary

Also present were:

Chuck Adams	District Manager
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
Luis Viera	Councilman
A.J. Forbes	Resident/Security Committee member
Anoop Reddy	Resident/POA President
Rich Carpenter	Resident/ Landscape Committee Member
David Burman	Resident
Luise Burman	Resident
Cyril Spiro	Resident
Parag Shah	Resident
Roberta Carroll	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:00 p.m. Supervisors Castillo and Shah were present in person. Supervisor Haque was attending via Zoom. In consideration of the COVID-19 pandemic, this meeting was also being held virtually, via Zoom and telephonically to allow public participation while reducing person-to-person contact.

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

SECOND ORDER OF BUSINESS

Chairman’s Opening Comments

Mr. Castillo thanked Supervisors Woodards and Burman for their service and welcomed Mr. Acoff and Mr. Fontcha to the CDD Board.

THIRD ORDER OF BUSINESS

Other Supervisors’ Opening Comments

Mr. Shah congratulated and welcomed Mr. Acoff and Mr. Fontcha to the Board and introduced Councilman Luis Viera.

Councilman Viera stated he recently delivered a Tampa City Council Commendation to the District for consistently recognizing and celebrating the many great veterans who reside in Cory Lake Isle (CLI), such as General Remo Butler and Mr. Don Reich. The commendation is especially poignant because CLI is a culturally diverse community, with immigrants from all over the world, who are very grateful to be Americans and very grateful to America’s veterans for their service.

Regarding the manhole issue, Councilman Viera reported that he recently met with representatives from the City of Tampa (COT) and Mr. Hall and it seems that the COT hired an Independent Engineering Consultant, who tested soil in eight areas, and concluded that the settling was due to poorly compacted underlying soil and the wastewater system. According to the COT, the pavers must be removed 3’ around the manhole to properly compact the soil and the CDD is responsible for the repairs. Mr. Hall forwarded the Consultant’s report to the District Engineer for review.

Regarding a recent meeting with Advent Health (AH), Councilman Viera stated, after the zoning application for the AH medical facility was approved by the COT and City Council, a meeting was arranged. There were approximately 25 attendees and the range of options to be provided at the facility, such as holistic health therapy and nutrition therapy, were discussed. Of the rooms, 75% are already designated, in terms of services that will be offered, and AH is open to suggestions from the community for the remaining 25%. Area residents may forward their ideas directly to AH or through Councilman Viera, at LuisViera@tampagov.net. A follow-up meeting is scheduled for February 2021. Councilman Viera reiterated his appreciation to the CDD Board and briefly discussed current New Tampa projects, such as construction of an

autism, sensory and disability-friendly park, a new fire station and efforts to reduce emergency wait times.

Mr. Acoff thanked CLI residents for their patience and support during the election and, stated that he was honored to serve every resident in the community.

Mr. Castillo thanked the community for supporting him in the election and expressed his desire to unify the community and make CLI a place that continues to attract potential buyers.

FOURTH ORDER OF BUSINESS

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

Resident David Burman discussed the increase in voters at the Beach Club on November 3rd, shared the positive resident comments about how easy and convenient it was to vote on site and expressed his hope that the Supervisor of Elections (SOE) would allow future elections to take place at the Beach Club. Regarding the ongoing lawsuit with Republic Services (RS), Mr. Burman voiced his opinion that the District should reject any offers that are less than the range that was last presented, proceed with legal action and allow a judge to rule on the matter.

Mr. Adams presented the following statistics regarding the General Election:

- There were 2,026 registered voters residing in the District as of April 15, 2020.
- 90% of residents participated in the election; 79% of CLI residents voted early.
- 200 residents voted at the Beach Club on November 3rd.

Resident Rich Carpenter discussed the Allied Universal fee increase in relation to the forthcoming \$15 minimum wage increase. Discussion ensued.

Resident Roberta Carroll voiced her opinion that the playground equipment was moldy in spots and asked about annual inspections and if the playground could be power-washed. Mr. Hall stated that the amenities and pocket parks are power-washed twice per year and the playground would be power-washed in December.

Resident Parag Shah noted that a few palm trees that shadow the picnic table near the basketball courts needed to be pruned. Mr. Hall would have LMP prune the palm trees near the basketball courts. Discussion ensued regarding a maintenance itinerary, project calendar or activity tracker.

FIFTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors, Ronald Acoff [SEAT 1], Rene Fontcha [SEAT 2] and Jorge Castillo [SEAT 3] (the following to be provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Acoff, Mr. Fontcha and Mr. Castillo. Asked if they intend to accept a \$200 stipend per meeting, Mr. Acoff and Mr. Fontcha replied affirmatively. Mr. Adams briefly explained and provided the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Cory Lakes Community Development District, and Providing for an Effective Date

Mr. Adams presented Resolution 2021-01. Discussion ensued and it was determined that the slate of officers would be reconsidered in six months. Mr. Acoff nominated the following slate of officers:

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Chuck Adams	Secretary
Sheila Haque	Assistant Secretary
Ronald Acoff	Assistant Secretary

Rene Fontcha	Assistant Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Acoff and seconded by Mr. Castillo, with all in favor, Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Cory Lakes Community Development District, and Providing for an Effective Date, as nominated, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration: Revised Allied Universal Proposal for Security Guard Operations/Fee Increase

Mr. Adams stated Mr. Sigona was not present. Ms. Haque stated Staff should ask Mr. Sigona if the minimum wage increase that would be instituted in September 2021 was considered in his proposals. Discussion ensued regarding the guard turnover rate.

This item was deferred.

EIGHTH ORDER OF BUSINESS

Discussion: Envera Gate Technology Package Operating Issues

Mr. Hall explained the difficulties that Envera was having in accommodating a random schedule at the Morris Bridge gate, as the Board previously requested. Asked if this was because of personnel, Mr. Adams stated it would be easier for Envera if a specific, continuous schedule were selected, instead of the current fluctuating schedule, intended to deter suspicious individuals from accessing the community. Discussion ensued regarding Allied Universal, the budget and whether to reconsider having a live guard at Morris Bridge on Thursday, Friday and Saturday nights or to leave the schedule “as is”.

NINTH ORDER OF BUSINESS

Discussion: Reestablishment of Finance Committee

Mr. Castillo asked Resident Cyril Spiro to give a brief history of the previous Finance Committee.

Mr. Spiro expressed his opinion that re-establishing the Finance Committee could be beneficial and positive for the CDD. At the time that he chaired the Committee, the District's financial matters were in order and there was not much to do. He felt that it was important to establish a charter because a charter would make it clear that the Committee serves at the behest of the Board and the Board, as elected representatives, is responsible for final decisions on the District's financial matters. The previous committee, which included accountants and other professionals, circulated surveys for resident feedback and made helpful, informed recommendations to the Board. Mr. Castillo stated the CDD encourages community involvement, there is full transparency with regard to the budget and individuals interested in chairing and joining a re-established Finance Committee should present their case to the Board. He voiced his opinion that a community that works together is stronger and more productive. Discussion ensued regarding leadership, developing a mission statement and the next steps. Interested individuals were urged to forward their resumes to Management. The Board would interview potential Finance Committee members and make a final decision. Regarding whether the previous Finance Committee developed a charter, Mr. Spiro stated that one was drafted. Mr. Adams would check for a previous charter in the CDD records, email copies to the Board and include the Finance Committee Charter on the next agenda.

TENTH ORDER OF BUSINESS

Update: Landscape Activities

Per Mr. Castillo, future agendas to include "LMP" name in the title of the Landscape Activities updates.

Mr. Hall gave the following update:

- LMP received a 95% on the November Landscape Report; the November and December reports would be included in the December agenda.
- The tree-trimming was 75% complete and would be completed by December 1st.

- Mulching commenced.
- Cutbacks would commence after the holidays.

Discussion ensued regarding fertilization, LMP site managers, overgrowth at Morris Bridge, OLM scores and the landscaping contracts. Mr. Adams would provide Mr. Fontcha and Mr. Acoff with copies of current contractor agreements.

ELEVENTH ORDER OF BUSINESS

Update: Ongoing Settlement Discussions in the Republic Services Oil Leak Matter

Mr. Adams gave the following update:

- Special Counsel advised that opposing Counsel offered \$250,000 to resolve all claims against RS and any of its drivers, including the more recent oil spills.
- Counsel for RS indicated that it was their “top dollar” offer.
- Special Counsel recommended that the Board reject the offer and put forth a counter offer of \$290,000, which is just slightly lower than the mid-range amount of the previous brackets of \$275,000 to \$325,000.

Regarding Mr. Burman’s question from the prior meeting, Mr. Adams stated that no other communities have taken legal action against RS for oil spills on their roadways. Discussion ensued regarding the legal fees incurred by the District in this matter, whether to accept the offer or put forth a counter offer, using a mediator, deposition and court costs and previous paving proposals. The consensus was for Mr. Adams to coordinate with Special Counsel, present a counter offer to RS and report on this at the next meeting.

TWELFTH ORDER OF BUSINESS

Committee Reports

A. Security

Mr. Forbes congratulated the new Board Members and reported the following:

- The Tampa Police Department (TPD) reported that there was no way to identify any suspects from the August vehicle burglaries but the investigation was ongoing.
- Speeding has increased slightly in the past month; the Committee continues to work with TPD and would do its best to send letters to violators, through the POA.

Regarding whether there would be a joint CDD/POA meeting next month, Mr. Adams stated that a response from the POA Manager was pending. Mr. Forbes stated that a joint meeting would help control speeding; he would follow up with the POA Manager.

➤ Due to gaps in the perimeter fence, a higher fence with a spike was recommended for the left side of the Morris Bridge entrance, along with fence installations at the Cross Creek gatehouse and the RV storage area.

Discussion ensued regarding gaps in the perimeter, locking the Morris Bridge gate, Envera, the rover and the conservation area.

- The Morris Bridge cleanup was scheduled for November 29th at 7:30 a.m.
- The Committee coordinated with Ms. Schewe to facilitate the Blood Drive event.
- The Committee meets at 7:00 p.m., on the first Monday of the month, and welcomes all attendees to its meetings.

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: October 15, 2020

I. Summary of Motions

II. Staff Directives

III. Virtual Public Meeting

The following changes were made:

Line 129: Insert “All Board Members agreed with the Chair’s comments”

Line 184: Change “there is no capacity at the gym” to “the gym is no longer occupancy-restricted”

Line 207 (regarding line 247): Change “evidence” to “affidavits”

B. Sunshine Board Online Workshop: October 16, 2020 to November 18, 2020 (to be provided under separate cover)

- C. Security Committee: November 2, 2020
- D. Other

On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, the October 15, 2020 Board of Supervisors Staff Directives and Summary of Motions, as presented, and Virtual Public Meeting Minutes, as amended, the October 16, 2020 to November 18, 2020 Sunshine Board Online Workshop and the November 2, 2020 Security Committee Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2020

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2020. He responded to questions regarding LED lighting, LMP and the DTE credit. 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*

Ms. Schewe presented the November Events Report, including separate requests for the CDD to host a flu clinic and a Mobile Blood Drive.

Regarding the Flu Clinic proposal, CVS requested a designated space at the CDD Clubhouse and would staff, schedule, provide free flu vaccines to residents and handle all insurance billing at no cost to the CDD. A minimum of 40 people are required to attend in order for CVS to sponsor the Flu Clinic and the pharmacist in charge is a CLI resident.

On MOTION by Mr. Castillo and seconded by Mr. Acoff, with all in favor, holding the Flu Clinic and Blood Drive events at the Clubhouse, at no cost to the CDD, was approved.

Mr. Castillo voiced his opinion that the CDD must do a better job communicating information to residents and asked for Staff's guidance on how best to inform the entire community so that they are not misinformed. Mr. Adams stated local governments do not employ social media to legislate or govern, none of his clients have an official Facebook or Instagram page and District Counsel has previously advised Board Members to stay off of social media altogether, as it is a no-win situation and very divisive. Discussion ensued regarding Board meetings, social media, local politics, the HOA, the CDD's website and how best to communicate to the community.

C. Facilities Manager: *John Hall*

Mr. Hall presented the November Facilities Manager Report and stated approximately 40 homes would be affected by the drainage repair project that Ryan Homes (RH) and Kolter are preparing to undertake. He responded to questions regarding the drainage project, drainage swales, COT involvement, the Southwest Florida Water Management District (SWFWMD) and the holiday lighting.

Mr. Castillo directed Mr. Hall to place more garbage receptacles around the community.

Mr. Hall would send an email response to Mr. Castillo's forwarded action items lists and copy the remaining Board Members.

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

Mr. Adams reviewed an email, prepared by CDD Counsel and that he previously forwarded to the Board, regarding research on whether any other communities have sued RS for oil spills. Included were a spreadsheet, Florida Law information, the District's authority over sidewalk parking and actions that the District could take to curtail it, such as fining capabilities through the POA. Mr. Castillo felt that it was very important for the CDD to have joint meetings with the POA. Mr. Adams would make another meeting request to the POA Manager.

- **NEXT MEETING DATE: December 10, 2020 at 6:00 P.M.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the December 10, 2020 meeting.

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 Anoop Reddy felt that a Finance Committee is not needed in CLI.

EIGHTEENTH ORDER OF BUSINESS

Supervisors' Requests

Discussion ensued regarding options for better communications with the community, The Islander, Zoom meetings, the phone system and in-person physical quorums.

Mr. Castillo asked about obtaining pricing for gutter cleaning. Mr. Adams stated the only thing that would keep gutters fresh-looking longer would be to seal them.

Mr. Acoff asked about paver maintenance in the high profile areas. Discussion ensued regarding sealant applications and power washing.

NINETEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 10:12 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

[Signature]
Chair/Vice Chair