

**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 21, 2021 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public were able to listen to and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/83824462498>, and telephonically, at 1-929-205-6099, Meeting ID: 838 2446 2498, for both.

Present were:

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

Also present were:

Chuck Adams	District Manager
John Hall	Facilities Manager
Amanda Schewe	Office Administrator
John Sigona	Allied Universal (Allied)
Robin Grantham	Southwest Florida Water Management District (SWFWMD)
Sheryl Springer	Resident/POA Officer
Harry Ramphal	Resident/POA President
Anoop Reddy	Resident/POA Officer

Other Residents present, were:

David Burman	Parag Shah	Maggie Perritt	Roberta Carroll
Chirayu Harshe	Cindy McIntyre	Cheryl Charlton-Young	Emeke
	Ezikipwa		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:05 p.m. Supervisors Castillo, Acoff and Fontcha were present, in person. Supervisor Shah was attending via telephone or Zoom.

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

Supervisor Haque was not present. 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.

SECOND ORDER OF BUSINESS

Chairman’s Opening Comments

Mr. Castillo wished everyone Happy New Year and unity and peace in 2021 and beyond.

THIRD ORDER OF BUSINESS

Other Supervisors’ Opening Comments

Mr. Acoff wished everyone Happy New Year, welcomed first-time and regular attendees and stated he looked forward to serving Cory Lake Isles (CLI) residents individually and collectively with the other Supervisors.

Mr. Fontcha wished all attendees Happy New Year and good health and prosperity, in light of the global pandemic.

Mr. Shah wished everyone Happy New Year and voiced his hope that everyone gets vaccinated and that COVID-19 would disappear in 2021.

FOURTH ORDER OF BUSINESS

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

Resident Harry Ramphal expressed well wishes, stated he was impressed by the appearance of the community and complimented the Board and Staff for their responsiveness and dedication to CLI. He noted that sitting on a CDD Board is a thankless job and the community should be more aware of the expertise and diligence of the CDD Board and Staff.

Resident David Burman stated, although both he and his wife were present at the last meeting, it was not reflected in the meeting minutes. He asked if the parking lot adjacent to the Cory Lakes Shopping Center was part of the CDD and, if so, suggested closing it off and maintaining it before the property is lost to eminent domain.

Discussion ensued regarding retaining the property for resident access, maintenance, selling or leasing the property to the owner of the shopping center, obtaining an easement, vehicular access, etc. Mr. Adams would contact the shopping center owners to determine

interest in a sales transaction or a willingness to reach an agreement regarding retaining 20' off the edge of the pond to traverse the parking lot for maintenance purposes.

Resident Parag Shah voiced his opinion that the Finance Committee is a decent idea but not a great one because several residents use social media for their news, information and comments and Committee matters would be discussed on social media and cause more division. Regarding facilities, Mr. Shah felt that Mr. Hall does a great job maintaining the community and asked him to expound on something that transpired recently on the basketball and tennis courts.

Mr. Hall stated it was discovered that people are breaking into breaker boxes, which is very dangerous due to the high voltage. The CDD would be liable if anyone is electrocuted and destruction of property is also an issue. Mr. Acoff stated that knowledge bears responsibility and asked about signage and what additional safeguards can be put in place to protect the community and minimize the District's liability.

Discussion ensued regarding the current safeguards, insurance and protecting the community. Mr. Adams stated there are a myriad of standard electrical stickers with the correct verbiage that can be placed in the area. Staff would find a sticker that reads "Keep out; High voltage."

FIFTH ORDER OF BUSINESS

Update: Landscape Activities

This item was not addressed

SIXTH ORDER OF BUSINESS

Update: Allied Universal Security Guard Operations

Mr. Adams stated, based on the consensus at the last meeting regarding Allied, he was not comfortable engaging the Board until Mr. Sigona gives an update of what he was and was not able to negotiate with his superiors. He asked Mr. Sigona to explain the revised proposal, while focusing on the margins that he is required to keep for his supervision.

Referencing a slide of Proposal 3 (Amended), Mr. Sigona explained that Allied considered the pay raise requested by the Board, placed a markup on the pay raise and the

District was not charged the 2% increase that Allied's other clients were charged. Mr. Castillo noted a \$10,400 differential/increase between the proposal agreed upon at the last meeting and the amended proposal.

Discussion ensued regarding the markup, previous proposal, turnover, 2% discount, holiday pay, billing rate of the guards and Ms. Davis and the spread. Mr. Sigona stated Allied's costs are all percentages off of its payroll, including overhead costs, taxes and workers compensation costs. Mr. Castillo stated the Board would like Allied to immediately commence guarding the Morris Bridge entrance for three days per week, at the current rate, adding an additional 24 hours to the 364 hours per week recognized in the amended proposal. He asked Mr. Sigona to confer with Allied's leadership to revise the amended proposal and contact Mr. Adams with an answer within 48 to 72 hours. Mr. Sigona stated he would attend the next meeting.

- **SWFWMD Water Efficiency Project Proposal**

- This item was an addition to the agenda**

Ms. Robin Grantham, SWFWMD Lead Communications Coordinator, stated she works on the water efficiency project and proposed engaging the CDD to participate in a pilot project or educational program to determine homeowners' behaviors in relation to water usage. The reason for her appearance before the Board is because CLI was identified as one of 10 communities in the New Tampa area that use approximately 400 gallons of water per day, on average. The goal was to have residents reduce water usage to approximately 150 gallons. The SWFWMD partnered with the University of Florida (UF) to facilitate the project and, if the District were selected to participate, signage would be installed at the entrance informing residents of weekly rainfall data and displaying how much water grass needs to be healthy. The proposed sign would state that "Lawns need approximately ½" of water per week to be healthy" and "It rained x number of inches in the previous week." The data would be changed on a weekly basis by UF Staff. The language for the sign was being drafted by Ms. Grantham and a SWFWMD Attorney. The sign would be aesthetically pleasing to match the community's design. The sign costs \$20,000 and, before it is fabricated and installed, written approvals from the Board and the HOA must be executed and submitted to the SWFWMD. The first step of

qualifying for the project entails the CDD submitting its response to the SWFWMD, via email, expressing interest in participating in the project. An attorney is drafting language stating that the SWFWMD is responsible for installation, maintenance and removal of the sign at the end of the project. Approval must be provided by the HOA for placement design before the project can commence. Ms. Grantham stated that logistics and the main components of the project would include a pre-survey, one mailed note educating residents about the project, sign installation in November 2021 and sign removal in November 2022.

Asked when she would like an answer regarding the CDD's participation in the program, Ms. Grantham stated by the end of January; a contract would be executed by the end of March. Discussion ensued regarding local media, neighboring communities that are being considered, the two electric boards at both entrances and project costs. Mr. Castillo suggested placing this item on the next agenda.

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, consenting to District participation in the SWFWMD Educational Water Efficiency Pilot Project, was approved.

▪ **JOINT SESSION WITH POA**

This item, previously the Tenth Order of Business, was presented out of order.

Mr. Adams called the Joint Session to order and asked for the POA roll call. Mr. Ramphal and Mr. Reddy were present, in person. Ms. Springer was attending via Zoom.

Mr. Adams stated the goal was to discuss subjects that the CDD and POA can work together on to improve service to the community.

• **Working Together to Utilize POA Powers and CDD Documentation to Enforce Traffic Violations Such as Speeding, Street Parking and Sidewalk Parking**

Mr. Adams stated the CDD has the ability to collect data through technology and observe via the rover but lacks enforcement ability; whereas, the POA has fining/enforcement powers through the Covenants. Mr. Ramphal stated, regarding speeding, the current agreement between the POA and the CDD maintains that the CDD would forward traffic data to

the POA for enforcement and the POA attorney confirmed that fines are enforceable through the City of Tampa (COT) and the State of Florida.

Discussion ensued regarding speeding, the Security Committee, enforcement, sidewalk parking, embarking on an awareness campaign, circulating flyers and mailings to educate residents of the risks/dangers of speeding.

- **Working Together to Utilize POA Community Standards, Powers and CDD Documentation to Ensure Homeowners are Maintaining Street Trees Impacting Sidewalks and Roadways Between CDD Scheduled Prunings, as Well as Certain Reclinatas**

Mr. Castillo asked what the POA was doing to make sure residents trim the reclinatas on their properties. He stated that the CDD cuts the palms twice per year only and it is the homeowners' responsibility to maintain them further so that they do not block sidewalks and/or roadways. The issue is that some property owners are not trimming the reclinatas and the POA should fine them.

Discussion ensued regarding selective enforcement, notifying individual property owners with untrimmed reclinatas and providing a list of criteria/standards to residents, the next joint session and holding a separate workshop. Mr. Shah requested a joint session next month. Mr. Adams would include scheduling the next joint session on the next agenda.

SEVENTH ORDER OF BUSINESS

Update: Drainage Remediation Status – Capri Isle

Mr. Hall gave the following update:

- He spoke to representatives from Ryan Homes, Kolter Homes, Clearview Engineering and SWFWMD.
- SWFWMD determined that many changes must be made to the established permit and both Ryan Homes and Kolter Homes must submit permit modifications.
- Ryan Homes and Kolter Homes were trying to find an engineer for the project.
- The project would commence in February or March, once the permit modifications are submitted.

Mr. Hall responded to questions regarding flooding risks in Capri Isle during the upcoming rainy season, the adjacent property owner, violations that the District is facing, swales and the COT. In response to Mr. Harshe’s question, Mr. Hall stated Ryan Homes was still intent on resolving the issue and was working on engaging a contractor and Staff was trying to help facilitate the project.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Reestablishment of Finance Committee

- **Finance Committee Charter**

Mr. Acoff stated he created and emailed a draft with initiatives to the Board. Mr. Fontcha stated he read the email and felt that the job of the Finance Committee should be carried out by the Board, as the elected representatives of the community. Discussion ensued regarding the necessity of a Finance Committee, the contributions of District Staff, tabling the discussions, holding town hall meetings and financial transparency. Mr. Adams explained the District’s finances and discussed the operating fund, recent assessment level increase, surplus fund balance, levels of service and balancing the annual budget.

On MOTION by Mr. Shah and seconded by Mr. Castillo, with Mr. Shah, Mr. Castillo and Mr. Fontcha in favor and Mr. Acoff dissenting, tabling discussions to re-establish the Finance Committee in the near future, was approved. (Motion passed 3-1)

NINTH ORDER OF BUSINESS

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

Mr. Adams gave the following update:

- An agreement was reached.
- Special Counsel recently conferred with Counsel for Republic Services (RS) and the CDD demand for \$275,000 would likely be accepted.
- There is a five-day window to accept the offer.

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, authorizing Special Counsel to issue a demand letter to RS for a \$275,000 settlement, with a five-day acceptance limit, and granting the Chair and Special Counsel leeway, as conditions dictate, to finalize and execute all documents, was approved.

TENTH ORDER OF BUSINESS

JOINT MEETING WITH POA

This item was addressed following the Sixth Order of Business.

ELEVENTH ORDER OF BUSINESS

Committee Reports

A. Security

In Mr. Forbes' absence, Ms. Springer reported the following:

- Lately, Mr. Forbes expressed concern about a recent increase in individuals being granted access at the gates even though they are not residents. Some were encouraged to drive around and explore the community by Realtors and others were observed using the facilities and basketball and tennis courts.

Mr. Adams stated, as a requirement of the Internal Revenue Service (IRS) code, the District's roads and roadway systems operate as public roads and any member of the public will have free, unrestricted access of the roads. If the District operates to the contrary, the bonds could be turned into taxable bonds, retroactive.

- A Neighborhood Watch meeting would be held Monday February 1, 2021 at 7:00 p.m.

B. Landscape Aquascape Facilities

There being no report, the next item followed.

C. Spirit Committee

There being no report, the next item followed.

TWELFTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: December 10, 2020

I. Summary of Motions

The following changes were made:

Attendees: Change "Scott Strong" to "Parag Shah"

Attendees: Insert "David Burman"

Attendees: Insert "Luise Burman"

II. Staff Directives

III. Regular Meeting

The following changes were made:

Line 26 and throughout: Change "Scott Strong" to "Parag Shah"

Line 28: Insert "David Burman"

Line 29: Insert "Luise Burman"

Line 49: Insert ", Mr. Fontcha and Mr. Castillo" after "Mr. Acoff"

Line 130: Change "Ms. Hared" to "Ms. Perritt"

B. Sunshine Board Online Workshop: December 11, 2020 to January 20, 2020 (to be provided under separate cover)

C. Other

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the December 10, 2020 Board of Supervisors Staff Directives, as presented, Summary of Motions and Regular Meeting Minutes, as amended, and the December 11, 2020 to January 20, 2020 Sunshine Board Online Workshop, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2020

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2020. Ms. Schewe stated there was a billing error in the "Rentals and leases" line item, on Page 4. The insurance carrier would issue a credit.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Acoff asked why the District Engineer did not attend meetings. Mr. Adams stated, as a cost-savings measure, it was best if the District Engineer and District Counsel do not attend meetings unless they have something to report to the Board.

Mr. Castillo asked if proposals were obtained to repair the cement structures that were crumbling in the lake. Mr. Hall stated he was having difficulty securing a qualified contractor that is familiar with weir structures. Mr. Adams would forward Mr. Hall a contractor's contact information. Mr. Castillo asked for the repair of the cement structures in the lake to be on the next agenda.

B. Office Administrator: *Amanda Schewe*

- **Discussion: Costs Associated with Extending Daily Gym Hours**

Ms. Schewe presented the January Events Report.

C. Facilities Manager: *John Hall*

Mr. Hall presented the January Facilities Manager Report and responded to questions about pressure washing, soft washing, pricing, Morris Bridge, the budget and maintenance of the entrance roads. Per Mr. Castillo, Mr. Hall to obtain additional pressure washing proposals.

Discussion ensued regarding maintenance of the basketball courts, the holiday lighting contract and the lack of a "wow factor", engaging a new contractor, manholes, ponds, sewers, the COT and duckweeds. Per Mr. Shah, Mr. Hall to address duck weeds in the lake near Bermuda Isle.

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

- **NEXT MEETING DATE: February 18, 2021 at 6:00 P.M.**

- **QUORUM CHECK**

The next meeting would be held on February 18, 2021 at 6:00 p.m.

FIFTEENTH ORDER OF BUSINESS

Other Business

Mr. Castillo asked for the following items to be included on an agenda, as specified:

- Holiday Lighting on the March or April agenda.
- Discussion: Expanding the Gym on the February agenda.

SIXTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Ramphal voiced his opinion that it was a good time to rebuild the gym and many residents would not mind paying a one-time assessment of \$1,000, as they would soon be debt free in relation to the bonds.

Resident Cindy McIntyre commented on the lack of Security Committee meetings and articles in the Islander and expressed her concern about maintenance of the reclinas. She stated it is the POA's responsibility to ensure that the Covenants are enforced and read the following excerpt from the Covenants:

“All landscaping of every kind and character, including grass, trees and other plantings shall be neatly trimmed, properly-cultivated and maintained continuously by the owner thereof in a neat and orderly condition in a manner to enhance its appearance.”

SEVENTEENTH ORDER OF BUSINESS

Supervisors' Requests

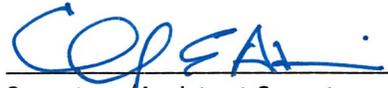
There being no Supervisors' requests, the next item followed.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 10:49 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary

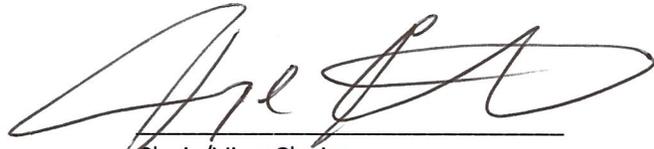

Chair/Vice Chair

EXHIBIT TO MINUTES

**CHARTER FOR
CORY LAKE ISLE (CLI)
COMMUNITY DEVELOPMENT DISTRICT (CDD)
FINANCE ADVISORY COMMITTEE (FAC)**

1. The Finance Advisory Committee (FAC) was established by Cory Lake Isles (CLI) Community Development District (CDD) Supervisors to perform delegated duties and assignments.
2. The FAC responsibilities includes, but are not limited to, providing assistance and guidance in the development of strategic, short and long term, financial plans, developing fiscal recommendations, performing budgetary analysis, assisting in the evaluation and preparation of financial reports, community engagement, and providing assistance with the development of fiscal budgets.
3. The FAC will review the financial statements monthly and evaluate them to the budget at line item detail. The findings, concerns, and recommendations of the FAC reviews are not compulsory and must be presented to the CLI CDD Supervisors for final evaluation and approval. Additionally:
 - a. The FAC will review financial risk management strategies, capital structure, and capital expenditures of the CLI CDD.
 - b. Review the annual business plans from the perspective of cash flow, capital spending, and financing requirements.
 - c. Review, as appropriate, the financial impact and sustainability of the CLI CDD employee benefit plans.
 - d. Review Vendor Contracts for financial relevancy, performance, and compliance.
 - e. Review and recommend to the CLI CDD Supervisors financial policies and practices to decrease debt ratios, improve cash flow, and increase economic stability.
 - f. Develop Feasibility Estimates and Financial Matrixes for CDD Cost Expenditures.
4. The FAC or a member of the committee will attend all CLI CDD Supervisor meetings to present an approved vetted report regarding their review of the financial statements and budgets.
5. Proposed Budget Drafts will be reviewed by the FAC prior to FINAL presentation of the CLI CDD Supervisors.

6. The committee will attend presentation of the annual audit by the CPAs.
7. When the CLI CDD Supervisors elects to issue a Request for Proposal (RFP) for services, the FAC will be available to assist in the preparation of the RFP and evaluation of the proposal(s). The FAC will be provided the opportunity to review the RFP prior to release. The FAC committee will provide inputs to the CDD Supervisor or designated representatives regarding the selection of the Vendors.
8. Terms of office. The Financial Advisory Committee will be composed of a minimum of (2) members which can serve a maximum of four (4) years. The four (4) years will consist of two (2)/two (2) year terms which begin_____,2021.
9. FAC members must have appropriate financial background and experience, as well as subject matter expertise as determined by the CLI CDD in budget and financial matters. The Property Manager shall review the resume(s) of anyone interested in being appointed to the FAC committee and shall recommend placement to the CLI CDD Supervisors. The person selected for membership on the FAC must be a property owner and shall be approved by a majority vote of the CLI CDD Supervisors.
10. The FAC Committee members shall not concurrently be members of the Property Owner's Association (POA) Board of Directors.
11. The CLI CDD Supervisors shall designate one member of the Committee to act as its chairperson (the "**Committee Chair**").
12. The Committee shall meet as scheduled by the Committee Chair. The Committee shall keep written minutes of its proceedings, which shall be filed with CLI CDD Supervisors meeting minutes.
 - a. A minimum of two (2) members of the Committee shall constitute a quorum for doing business.
 - b. All actions proposed by the Committee must be approved by a majority vote of the CLI CDD Supervisors or by unanimous written consent.
13. This Charter was reviewed by the CLI CDD Supervisors on _____, 2021.
14. This Charter was approved by vote by a majority of CLI CDD Supervisors on _____, 2021 and shall commence_____2021.
15. The FAC Charter can be amended by a majority vote of CLI CDD Supervisors.