

**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 18, 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/87857104890>, and telephonically, at 1-929-205-6099, Meeting ID: 875 5710 4890, for both.

**Present were:**

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Sheila Haque (via Zoom)	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
Steve Small	LMP
John Sigona (Zoom)	Allied Universal (Allied)
Harry Ramphal	Resident/POA President

**Residents present, were:**

David Burman	Maggie Perritt	Bhrugen Bhaleeya
Kara Greco	Chirayu Harshe	Fernando Mejia
Sadeed Shah	Jessica Stamper	Parag Shah
Sid Sarah		

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:06 p.m. Supervisors Castillo, Shah, Acoff and Fontcha were present, in person. Supervisor Haque was attending virtually. 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 had no opening remarks.

**THIRD ORDER OF BUSINESS**

**Other Supervisors' Opening Comments**

Mr. Acoff stated he wanted to make sure that the Finance Committee Charter that was referenced at the previous meeting was officially included in the minutes and asked if he was required to read it into the minutes. Mr. Adams stated the Charter would be attached to the adopted January 21, 2021 minutes and there was no need to read it into the minutes.

**FOURTH ORDER OF BUSINESS**

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

Resident David Burman asked for an update on the District's plan for the parking lot off Cory Lake Boulevard. As he raised the matter at the last meeting, he was surprised that it was not included on this agenda. Mr. Adams stated the parking lot was still being discussed with the plaza owner and there was no update.

Mr. Burman noted that the gym expansion was on the agenda and voiced his opinion that there were more pressing financial endeavors for the Board to address than the gym, such as road repairs. Regarding the speeding discussion at the joint CDD/POA segment in the last meeting, Mr. Burman believed that no one mentioned a previous agreement from 2017, which stated that the POA would repay the CDD a portion of their fines for the CDD to install another radar detection system. Mr. Adams stated, at the time of the agreement, District Counsel advised that repayment of funds from the POA to the CDD was part of the POA powers of fining and was not feasible and he did not recommend it.

Discussion ensued regarding the 2017 agreement, increased speeding, issuing warnings and fines, the POA not being equipped for enforcement, the Florida Highway Patrol (FHP) and the Tampa Police Department (TPD). Mr. Acoff felt that the speeding issue must be addressed again, at the next joint POA/CDD meeting.

Ms. Haque expressed her favorable opinion of the CDD hosting the COVID vaccine clinic and commended everyone that helped facilitate it. She noted that she previously received resident emails regarding issues with the tennis courts, Coach B and the pickleball courts, and was glad to see two of those items on tonight’s agenda.

Resident Maggie Perritt felt that fiscal responsibility is a core expectation of any governing body, through the establishment of controls and checks and balances, and asked the Board to reconsider its decision against re-establishing the Finance Committee, as she believed it would provide an additional level of oversight to ensure that controls are in place and effective. Mr. Acoff voiced his agreement with Ms. Perritt. He felt that it was imperative that the Board develop a Finance Committee Charter.

Discussion ensued regarding fiscal responsibility, transparency, having a Finance Committee only for big projects and the budget.

Resident Parag Shah voiced his opinion that a Finance Committee would create more animosity in the community. He suggested polling residents to determine what percentage would support pickleball court expansion. He asked if there was a warranty on the recently resurfaced basketball courts, as the courts were starting to crack in some areas.

Resident Fernando Mejia commented on the increased speeding and asked what other communities are doing to control/deter speeding was researched.

Discussion ensued regarding, FPH, TPD, reporting speeders, Nextdoor, feasibility of installing speed bumps, a radar gun, cameras and letters sent to speeders. It was recommended that Mr. Mejia join the Security Committee and participate in Neighborhood Watch to contribute.

**FIFTH ORDER OF BUSINESS**

**Sunshine Law Presentation**

This item was deferred to the next meeting.

**SIXTH ORDER OF BUSINESS**

**Update: Landscape Activities**

Mr. Steve Small stated LMP’s monthly landscape inspection scores have been high, ranging from 92% to 97.5%, and there was ongoing dialogue between LMP and Mr. Hall during

the past year regarding cutbacks and new landscape installations. Discussion ensued regarding palm tree trimming in the common and residential areas, organic herbicides, pesticides, Roundup®, over spraying, mulch accumulation, recent damage to a light pole and future landscaping plans for the Cross Creek and Morris Bridge entrances and the pool and clubhouse areas.

**SEVENTH ORDER OF BUSINESS**

**Update: Allied Universal Security Guard Operations Revised Proposal**

Mr. Sigona stated the revised proposal was achieved via a blended bill rate for ease of budgeting. Allied met the District halfway and the new proposal reflected a reduction of \$5,000, compared to the previous proposal, bringing the cost down from \$317,000 to \$312,000 per year. The “S/P Reg” position would be changed from 244 hours per week to 268, with an additional 24 hours at Morris Bridge, which does not include the three days that the Board requested at the previous meeting.

Discussion ensued regarding the revised proposal, updated pricing sheet and new security guard uniforms.

Mr. Adams noted the recalculated subtotal of \$336,512.40, annually, with three extra nights and holidays included. He would forward the updated proposal to the individual Board Members and prepare an addendum to the Allied contract with a March 1, 2021 start date.

**On MOTION by Mr. Shah and seconded by Mr. Castillo, with all in favor, the Allied Universal Security Guard Operations Revised Proposal, in the amount of \$336,512.40 per year, including three additional nights securing the Morris Bridge gate and including holidays, effective March 1, 2021, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Update: Drainage Remediation Status – Capri Isles**

Mr. Hall gave the following update:

- Ryan Homes (RH) is doing its due diligence and requesting additional information from Kolter, Clearview etc.,

➤ Meetings were held last week, on Wednesday and Friday, regarding the drainage issue; the project was pending.

Mr. Hall discussed the original drainage plans, the need to resolve the issue, RH, the upcoming rainy season and Clearview’s position on the matter. Discussion ensued regarding the involvement of District Counsel and the District Engineer in the meetings and potentially billing their fees to RH. Mr. Adams stated he would contact Mr. Jim Harvey, of Kolter, to inquire about his intentions regarding the drainage issue in Capri Isle.

Resident Chirayu Harshe asked for a summarization, as he had difficulty hearing the update. Mr. Castillo gave a brief summary of Mr. Hall’s update, stated there were no new developments from the previous month and suggested that he and the other two homeowners affected by the drainage issue contact RH directly and inquire about a resolution. Mr. Harshe would contact Mr. Hall for the phone number to RH.

**NINTH ORDER OF BUSINESS**

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

Mr. Adams presented a property damage release document from Republic Services (RS) for execution. Once signed, RS would transmit a check for \$275,000 to the District to settle the matter. The release document was reviewed by Special Counsel, District Counsel and himself. Regarding the amount paid in attorney’s fees, Mr. Adams stated between \$20,000 and \$25,000.

**On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, authorizing the Chair to execute the Property Damage Release form, for release of \$275,000 from Republic Services to settle the oil leak matter, was approved.**

**TENTH ORDER OF BUSINESS**

**Discussion: Gym Expansion**

Mr. Castillo stated that he has never wavered from wanting the best for the community. In visiting neighboring communities, such as Hunters Green and Aarbor Green, he found that their gyms are appropriately sized for their communities and, for a community such as this one, with 1,000-plus homes, the CDD should have a gym that is 2,000 to 2,500 square feet.

Discussion ensued regarding previous gym expansion discussions, funding a new gym project, holding town hall meetings, creating and circulating a valid survey and developing a list of priorities. Mr. Adams would retrieve the previous survey, review it with Mr. Hall and Ms. Schewe to include the roads and a 10 to 20-year improvement plan, prepare a spreadsheet with finance projections and present it at a future meeting.

Per Ms. Haque, Mr. Adams would transmit the previous reserve studies, from 2004 through 2012, to the Board. Ms. Schewe would prepare a spreadsheet comparing what CDD residents pay for amenities as opposed to what residents of neighboring communities pay.

**ELEVENTH ORDER OF BUSINESS**

**Discussion: Tennis Court Scheduling**

Mr. Castillo voiced his opinion that the tennis courts are so popular that residents are fighting over court time; therefore, he felt that it was necessary to discuss the old tennis court rules and the current issues with the tennis courts.

Resident Fernando Mejia gave a brief summary of issues he encountered when trying to play tennis with his young son who is learning the game. There is no schedule and there are several large groups and interruptions when his son is allowed to play. He felt that the tennis courts should have fingerprint access, like the pool, and voiced his opinion that residents should be respectful, allow young kids to play and not take over the tennis courts.

Discussion ensued regarding the tennis court rules, fingerprint access, limiting group play to a few days per week, definition of a group, pickleball players occupying the tennis courts, Coach B, the north and south courts and controlling bullying at the courts. The Board's consensus was that groups may only play on the courts after 7:00 p.m. Staff would place and oversee sign-in sheets/boards at the tennis courts. Ms. Schewe would find out how neighboring communities handle tennis court scheduling and send an e-blast regarding group play on the tennis courts.

**The meeting recessed at 8:38 p.m., and reconvened at 8:45 p.m.**

Resident Bhruken Bhaleeya discussed his feelings about Coach B, gave details of their interactions and asked for the Board's assistance. The Board and Staff discussed Coach B's behavior towards residents, the current coaching contract and failure to share quarterly

earnings and submit all contract documents. Mr. Adams would contact and confer with Coach B regarding his behavior with members of the community, request the outstanding documents and provide an update at the next meeting.

**TWELFTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

There being no report, the next item followed.

**B. Landscape Aquascape Facilities**

There being no report, the next item followed.

**C. Spirit Committee**

There being no report, the next item followed.

**D. POA Update/Report**

Mr. Ramphal stated that, under the advisement of their attorney, the POA had not met.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: January 21, 2021**

**I. Summary of Motions**

The following changes were made:

Attendees: Insert "Emeke Ezikomwa"

**II. Staff Directives**

**III. Regular Meeting**

The following changes were made:

Line 33: Insert "Emeke Ezikomwa"

Line 38: Change "via telephone" to "via Zoom"

Line 133: Change "the District" to "the SWFWMD"

Lines 243 through 248: Delete entire paragraph.

**B. Sunshine Board Online Workshop: January 22, 2021 to February 17, 2021 (to be provided under separate cover)**

**C. Other**

On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, the January 21, 2021 Board of Supervisors Staff Directives, as presented, Summary of Motions and Regular Meeting Minutes, as amended, and the January 22, 2021 to February 17, 2021 Sunshine Board Online Workshop, as presented, were approved.

**FOURTEENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of December 31, 2020**

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2020. Discussion ensued regarding the District's vehicle, gators, paver and sidewalk repairs, the priority list, the Fiscal Year 2022 budget and a 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 February Events Report. Discussion ensued regarding the blood drive and COVID vaccination events, volunteers and frontline workers.

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

Mr. Hall presented the February Facilities Manager Report and responded to questions about the basketball court, streetlights, TECO replacing damaged poles and no internet in the guardhouses. Mr. Hall discussed a \$6,977 pressure washing proposal from Extreme Concrete Cleaning.

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

Mr. Adams stated the Sunshine Law Review would be added to the March Agenda.

- **NEXT MEETING DATE: March 18, 2021 at 6:00 P.M.**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the March 18, 2021 meeting.

**SIXTEENTH ORDER OF BUSINESS**

**Other Business**

Ms. Haque noted several resident requests for additional pickleball courts and asked if an additional court could be constructed. Discussion ensued regarding adding lines to the existing courts versus building new courts, the growth of pickleball in the Tampa area and the cost. Mr. Castillo stated that new pickleball courts would be added to the priority/wish list.

**SEVENTEENTH ORDER OF BUSINESS**

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

Resident Sadeed Shah asked for a meditation and yoga class to be offered in the CDD. He inquired about the existence of a sample plan to follow for submission of a plan and if budget funds were available for a meditation class instructor. Discussion ensued regarding a plan, finding an instructor, meditation lessons and presenting the proper paperwork.

**EIGHTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Shah asked for sewer manhole updates and drainage structure repair updates to be ongoing agenda items, going forward.

Mr. Acoff suggested that the Board address the holiday lighting issue at the next meeting. Discussion ensued regarding the curb appeal, adding additional lights on the palm trees and inviting Mr. Tim Gay to the March meeting. Mr. Adams would include holiday lighting as a discussion item on the next agenda.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 10:16 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/~~Assistant Secretary~~

  
Chair/~~Vice Chair~~