

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on March 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/87553409242>, and telephonically, at 1-929-205-6099, Meeting ID: 875 5340 9242, 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
Tim Gay	Holiday Illuminations
Steve Small	LMP
Coach B.	CLI Tennis Coach
Bola Adeshina	Camp Gladiator

**Residents present, were:**

Cheryl Green	Don Reich	David Burman
Sohail Milanian	Rich Carpenter	Pamkaj Pshah
Venu Nimmagadda	Harry Ramphal	Dr. Salaed
Bhrugen Bhaleeya		

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:00 p.m. Supervisors Castillo, Shah, Acoff and Fontcha were present, in person. Supervisor Haque was attending virtually. In

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

consideration of the COVID-19 pandemic, this meeting was also being offered 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 welcomed all meeting attendees and urged residents to remind their neighbors that Board meetings are held on the third Thursday of each month.

**THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

Mr. Acoff welcomed all meeting attendees and stated that the Board’s goal is to serve all Cory Lake Isle (CLI) residents and he was looking forward to a very informative meeting.

Mr. Fontcha thanked everyone for attending the meeting and encouraged all CLI residents to get vaccinated.

Mr. Shah thanked Ms. Schewe and other staff members for successfully planning and facilitating the COVID-19 vaccination event; the next vaccine event would be on March 30, 2021. He thanked the residents for attending this meeting. Ms. Schewe stated that 90 residents were vaccinated at the vaccination event. The next event is only for residents who are not yet vaccinated.

Ms. Haque commented the vaccination event was fantastic and everyone’s effort was amazing.

**FOURTH ORDER OF BUSINESS**

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

Resident Cheryl Green expressed her dissatisfaction with the security guards at the gate and read a prepared statement into the record detailing a specific incident involving a guard granting a groundskeeper access to her property against her wishes. An explanation of the required operating protocol was provided to Ms. Green and she advised that she understood. Mr. Acoff apologized to Ms. Green for her experience and questioned the District’s liability if a visitor is granted access and that person falls or is injured on a resident’s property. Mr. Adams stated there is something in the law that protects the CDD from that kind of liability and he

would obtain and forward a copy of District Counsel's opinion on liability relating to access to the community to Mr. Acoff. He informed Ms. Green that her letter would not be transcribed into the minutes because it discusses access matters, which are exempted from public record documents.

Resident Don Reich recounted a recent incident at the pool that resulted in an altercation between a group of young boys and the family of a four-year-old boy who was hurt as a result of the teenagers' horseplay. Upon hearing that there was no pool attendant at the pool at the time of the incident, Mr. Reich went to the Clubhouse and found the attendant in the office monitoring everything via the video cameras. He was relieved to see that a pool attendant was on duty but questioned how the matter was handled. Ms. Schewe advised that that was that pool attendant's last day.

Resident and POA President Harry Ramphal voiced his appreciation to the Board and Staff for having additional signage installed and for facilitating the COVID-19 vaccine event.

Resident Rich Carpenter noted that Lines 164 and 165 of the previous month's minutes referred to Hunter's Green having a fitness center and voiced his opinion that the CLI fitness center is 100% better than the one at Hunter's Green where any resident who wants to use their fitness facility must pay a \$120 per month usage fee. Referencing the Facilities Manager March Activity Report, Mr. Carpenter noted two items under "Beach Club", on Page 1, wherein residents moved an icemaker, flooded the kitchen and lounge area floor and damaged the freezer. He voiced his opinion that it was outrageous that someone did that and hoped that the rest of the community does not have to pay for the damages. Discussion ensued regarding the icemaker, cost of the damages and whether cameras captured the offenders.

Resident Sohail Milanian stated that he has been a CLI resident for over 27 years and, in his opinion, certain things were promised that have not materialized, specifically, access to natural gas lines that residents of other Isles enjoy. He felt that the reclinas were in need of maintenance, as they obstructed his line of sight while driving, and suggested the Board take action against those responsible for maintaining the reclinas. Mr. Castillo stated that the reclinas were discussed in a recent joint CDD/HOA meeting and the CDD previously offered to

take over and prune the reclinas but the offer was rejected by the homeowners. The CDD Board is counting on the POA to resolve the matter.

Resident Pamkaj Pshah stated he wished to comment on scheduling and managing of the recreational facilities available to residents. Mr. Shah stated he could comment during the Seventh and Tenth Orders of Business, which are dedicated to the tennis courts and the gym.

- **Update: Landscape Activities**

- **This item, previously the Eighth Order of Business, was presented out of order**

Mr. Small stated, thus far, LMP completed seven of the nine proposals that were previously approved by the Board and anticipated completing the remaining two during March. He hoped to meet with Mr. Hall the following week. Regarding which areas had been landscaped, Mr. Small stated inside and outside of the pool area, the kid's area and in front of the Clubhouse.

- **Public Comments - Resumed**

Resident Venu Nimmagadda stated, last October, heavy winds destroyed the trees behind his house, resulting in the home being open to the road. He voiced his concern that people are starting to walk through his property to access the road and asked the Board to have new trees planted. Mr. Castillo stated Mr. Hall was working on a plan with LMP to fill gaps; the area in question would be inspected within the next few weeks. Mr. Nimmagadda was asked to attend the next meeting for an update on the plan to install new trees. Mr. Hall was asked to obtain and present proposals at the next meeting to plant buffer trees behind Mr. Nimmagadda's home.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Camp Gladiator Fitness Program Proposal**

Referencing a program proposal, Ms. Bola Adeshina stated Camp Gladiator (CG) is a community-based outdoor workout camp, where exercise classes are held at local park, church and school parking lots. She requested permission to bring CG into CLI at no charge to the CDD. The pandemic enabled CG to go from a virtual fitness company to an outdoor fitness company, with over 400 national locations and over 138 locations in the Tampa Bay area. CG is the only

outdoor fitness company that is partnered with United Health Care’s “Silver Sneakers” program for seniors.

Ms. Adeshina responded to questions regarding a trial period, class schedules, insurance, other communities that have allowed CG onto their properties, granting access to residents from surrounding communities, contract details, marketing and costs. Ms. Adeshina confirmed that there would be no financial commitment to the CDD.

**On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, consenting to the Camp Gladiator four-week trial period exercise program, commencing April 19, 2021, was approved.**

**SIXTH ORDER OF BUSINESS**

**Discussion: Holiday Lighting (Mr. Tim Gay)**

Mr. Gay stated that he accepted Mr. Hall’s invitation to the meeting to discuss the holiday lighting and he welcomed questions from the Board.

Mr. Fontcha voiced his opinion that CLI’s holiday lighting lags behind neighboring communities and could be better. Mr. Castillo felt that the holiday lights were very dull, despite the increased funds allocated to lighting, and suggested installing lights on most of the palms on the post straightaway to create a “wow factor.”

In addressing the comparisons between the lighting at Hunter’s Green versus the lighting in CLI, Mr. Gay stated Hunter’s Green has a more condensed landscape and oak trees, which nicely accommodates snowflake lighting; whereas, CLI has an expansive landscape with a lot of grass to cover and palm trees and there is only so much that can be done with palm trees. He discussed thinning the lights for more light exposure, placing red matchsticks atop trees, placing snowflake silhouettes around the lampposts with garland and two products that have not been used in CLI that could elevate the lighting. He plans to demonstrate the new product for Mr. Hall once he becomes a dealer for the product.

Mr. Acoff asked about the holiday lighting process. Mr. Gay stated, upon being awarded the contract four years ago, he made countless visits to CLI to come up with the design and, although there have been a few adjustments, the original design has been upheld. The goal,

first and foremost, for a community is to use classic platinum lighting. Mr. Gay discussed expanding the colors of the lights for CLI and scheduling a demonstration at the Clubhouse. Discussion ensued regarding achieving the “wow factor”, illuminating every third palm tree at the Cross Creek entrance, lighting roofs, dropping snowflakes in the reclinata trees and applying net lighting on low shrubbery. Mr. Castillo invited Mr. Gay to attend the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Tennis Court Usage Times and Policies**

Mr. Adams gave the following update:

- Staff was able to finalize the exclusive contract with Coach B.
- Coach B submitted the follow-up materials that were pending before the pandemic.
- Coach B accepted Staff’s invitation and is present at tonight’s meeting.

Mr. Acoff stated he toured the tennis courts recently and, from his observation, there were no issues; it appeared that the Coach was coaching and everybody was having fun. Mr. Shah voiced his support for the resident who came forward at the last meeting to recount issues with Coach B and asked Coach B to submit the list of students that he is currently coaching and verify that they are all CLI residents.

Resident Bhrugen Bhaleeya reiterated his experience on the tennis courts with Coach B and stated a benefit of Coach B’s exclusivity is that he has a time slot for Court 1 and, in his opinion, residents who play tennis with their own coaches are made to feel uncomfortable. He felt that the tennis courts should be first come, first served. He stated that Mr. Hall recently informed Coach B that the rules stipulate that, if someone is waiting for a court, players cannot occupy a court for more than one hour and one of those individuals must be a CLI resident.

Mr. Acoff stated the Board cannot get involved in quarrels and would like the matter resolved tonight; the Board expects the Coach to work together with residents and to understand the limits of the Agreement and abide by them. Mr. Shah stated, starting tonight, Coach B no longer has exclusivity at the tennis courts.

Mr. Adams stated that the Board previously entertained two pitches for exclusivity and approved Coach B as a CDD-sponsored coach. Coach B submitted the back-up materials that

were required; therefore, his contract is valid. Discussion ensued regarding whether the Board can rescind Coach B’s contract, the payment portion outlined in the contract, tennis rules, Coach B’s schedule and converting the hockey rink into pickleball and tennis courts. Mr. Hall was asked to obtain proposals for the hockey rink conversion. Ms. Schewe would send an e-blast regarding Coach B’s schedule. Mr. Adams was asked to check with District Counsel regarding amending the language in the exclusivity agreement, to allow residents to work with coaches other than Coach B on the CLI tennis courts.

**EIGHTH ORDER OF BUSINESS**

**Update: Landscape Activities**

This item was presented following the Fourth Order of Business.

**NINTH ORDER OF BUSINESS**

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

Mr. Hall stated the Engineers for Ryan Homes (RH) were still working with the Southwest Florida Water Management District (SWFWMD) on obtaining an approved drainage design but nothing has been finalized yet. Mr. Adams pointed out that, subsequent to their previous meeting, there was a re-affirmed commitment that the Developer was actively pursuing having the design completed for SWFWMD and the matter was still in progress.

**TENTH ORDER OF BUSINESS**

**Discussion: Gym Expansion**

Mr. Castillo recalled that, at the last meeting, the consensus was to create a priority list.

Mr. Adams presented a Projects List from 2018, which consisted of the operational and the capital items for CLI. Regarding the Reserve Study, Mr. Adams stated the Reserve Study is fairly common on the HOA/POA side to establish appropriate reserves, on an annual basis, and the CDD is using it as a long-term map for long-term reinvestments into certain assets, such as the roadways. Mr. Shah believed that the roads should be addressed sooner, rather than later, and should be completed in phases, with Phase 1 being the two entrances, Phase 2 being the loop and the other phases being the different Isles. The Board and Staff discussed which roads were deteriorating the most, the City, the sanitary sewer, inviting a Council member to a

meeting to discuss road repairs, the projects list, when to commence the roadway improvement project, the Series 2013 bonds, the gym expansion, surveying the community, holding town hall meetings and informing residents to call Management's offices with tax bill questions. Mr. Adams was asked to keep the gym expansion as a recurring agenda item. Ms. Schewe would write an article for The Islander to educate residents about the \$6,000 line item on their tax bills.

**ELEVENTH ORDER OF BUSINESS**

**Update: Sewer Manhole**

This item was previously addressed; no further discussion was needed.

**TWELFTH ORDER OF BUSINESS**

**Update: Drainage Structure Repair**

Mr. Hall stated Mr. Chang is trying to get a contract in place for the design build structure because some of the outflow structures in the drainage system are collapsing and no longer functional. He discussed the islands on the lake, water inflow and outflow, the weir, current containment issues and SWFWMD's desire for the CDD to sign off on the project as soon as possible.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion/Update: Property by Lake at Cross Creek Entrance**

Mr. Adams gave the following update:

- Direction from the Board regarding this property was needed.
- He conferred with Ms. Lisa Barrett, of Osceola Partners (OP), about OP purchasing or leasing the property, since they are the sole users of the parking lot, and learned that OP has very little interest in purchasing the property.
- There was a handshake agreement between OP and Mr. Gene Thomason regarding use of the lot because Mr. Thomason allowed OP to fund three streetlights that serve the area, as a part of their ongoing lease, power and maintenance of the poles for the Plaza.

Discussion ensued regarding how to proceed, appraising the property and whether to close off the property. Mr. Adams was asked to continue the dialogue with Ms. Barrett and report his findings.

**FOURTEENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Ms. Schewe stated Mr. Forbes' post was uploaded on the Sunshine Board.

**B. Landscape Aquascape Facilities**

The LAF meeting minutes were included for informational purposes.

**C. Spirit Committee**

There being no report, the next item followed.

**D. POA Update/Report**

There being no update or report, the next item followed.

**FIFTEENTH ORDER OF BUSINESS**

**Sunshine Law Presentation**

This item was deferred to the April meeting.

**SIXTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: February 18, 2021**

**I. Summary of Motions**

The following change was made:

Insert "Sudheer Sara" to the list of attendees.

**II. Staff Directives**

**III. Regular Meeting**

The following changes were made:

Line 23: Insert "(via Zoom)" after "Sigona"

Line 31: Insert "Sudheer Sara"

Line 165: Change "Aarbor" to "Arbor"

Lines 188 and 189: Change "Board's consensus was that" to "Board discussed that"

Line 271: Change “Sadeed Shah” to “Sudheer Sara”

**B. LAF Committee**

**I. January 4, 2021**

**II. February 1, 2021**

**III. March 1, 2021**

**C. Sunshine Board Online Workshop: February 19, 2021 to March 17, 2021 (to be provided under separate cover)**

**D. Other**

**On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the February 18, 2021 Board of Supervisors Staff Directives, as presented, Summary of Motions and Regular Meeting Minutes, as amended, the January 4, 2021, February 1, 2021 and March 1, 2021 LAF Committee Minutes and the February 19, 2021 to March 17, 2021 Sunshine Board Online Workshop, as presented, were approved.**

**SEVENTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2021**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2021. Mr. Adams stated that the settlement check from Republic Services was received, deposited and would be reflected in the revenue section of the March Unaudited Financials. Mr. Hall stated there were no unexpected large expenditures that the Board should be made aware of. The financials were accepted.

**EIGHTEENTH 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 March Events Report and responded to questions regarding the furniture at the pool, Centers for Disease Control (CDC) cleaning guidelines, mask wearing and publicizing the food truck schedule.

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

Mr. Hall presented the March Facilities Manager Report. He discussed the difference between pressure washing vendors and recommended Anthony’s Tampa Bay Pressure Washing for the CDD’s pressure washing needs. Mr. Adams responded to questions regarding funding sources. Asked if the vendor would also clean the gutters from Morris Bridge Road to Cory Lake Drive, Mr. Hall replied affirmatively.

**On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, the Anthony’s Tampa Bay Pressure Washing proposal, in the amount of \$14,269.30, was approved.**

Referencing a handout, Mr. Hall discussed estimates for resurfacing the hockey rink, the pickleball, tennis and basketball courts. Mr. Hall was asked to obtain three additional bids and present them at the next meeting.

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

- **NEXT MEETING DATE: April 15, 2021 at 6:00 P.M.**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 15, 2021 meeting.

**NINETEENTH ORDER OF BUSINESS**

**Other Business**

Mr. Acoff asked about the new security guard uniforms. Mr. Hall stated there was no update.

**TWENTIETH ORDER OF BUSINESS**

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

There being no public comments, the next item followed.

**TWENTY-FIRST ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Shah asked about the recurring agenda items. Mr. Adams stated that the following change would be made on future agendas:

Change "Gym Expansion" to "Amenity & Infrastructure Expansion"

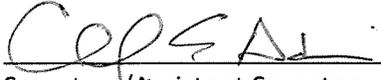
Mr. Acoff inquired about the Board's intention regarding the Project List from the 2018 Survey. Per Mr. Castillo, Mr. Hall and Ms. Schewe would prepare updated To-Do Lists by the next meeting.

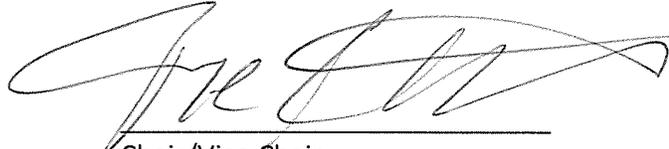
**TWENTY-SECOND ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 10:37 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair