

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on April 15, 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/84025032408>, and telephonically, at 1-929-205-6099, Meeting ID: 840 2503 2408, 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
Tom Dancy (via Zoom)	OnSpot Dermatology
Rich Carpenter	Resident/LAF Committee Member
Harry Ramphal	Resident/POA President

Residents present, were:

Sheryl Springer	Prashant Jhaveri	David Burman
Bhavin Kanani	Salvador Batista	Chirayu Harshe
Vijay Kanani	Harry Ramphal	Alameh Murujeppan
Jaspreet Sethi	Venu Nimmagadda	

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.

THIRD ORDER OF BUSINESS

Other Supervisors’ Opening Comments

Mr. Acoff voiced his hope that the Board would start to streamline the meetings to address the most critical items and keep attendees engaged throughout the meetings.

Mr. Shah thanked the residents for their attendance and participation in the meetings and urged them to join the Cory Lake Isles (CLI) subcommittees. He noted that the recent COVID-19 vaccination event was very successful and thanked everyone who participated, including those who were vaccinated, CDD Staff and the pharmacists.

Mr. Castillo thanked Mr. Shah for his role in coordinating the vaccine event.

FOURTH ORDER OF BUSINESS

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

Residents Bhavin Kanani, Vijay Kanani, Jaspreet Sethi and Prashant Jhaveri asked the Board to consider their proposal to construct a cricket field near the hockey rink. Mr. Adams stated the cricket proposal would be presented during Item 11 and suggested addressing the Amenity and Infrastructure Expansion earlier in the meeting.

Resident Salvador Batista stated he recently relocated from New York City. He gave a brief synopsis of his business background, offered to be of service in his areas of expertise and voiced his intention to become an active member of the CLI community.

Resident David Burman asked for an update on Item 14 related to the property by the lake at the Cross Creek Entrance. Mr. Adams stated he followed up with Ms. Barrett, of Osceola Partners (OP) but has not heard back regarding the proposal to lease the property. Mr. Burman stated, historically, the shopping center was taken over from the Developer by the CDD in 2008, yet the Developer made a commitment to them, at that time, without CDD approval. Discussion

ensued regarding the “handshake deal” between the Developer and the plaza owner, OP, current ownership of the overflow parking lot, adverse possession and minimizing liability. Mr. Shah stated the solution would be to license OP to use the lot for overflow parking and charge them to maintain the area. Per Mr. Acoff, Mr. Hall would facilitate installation of signage that reads “Park At Your Own Risk” on the property by the lake at the Cross Creek entrance. Mr. Adams would continue pursuing an answer from Ms. Barnett.

Resident Sheryl Springer asked to make a presentation related to the POA Update/Report, which was Item 16D on the agenda. Mr. Castillo stated the presentation could be made after Public Comments.

Resident and POA President Harry Ramphal congratulated the CDD Board and Staff on the success of the COVID-19 events and voiced his opinion that the pharmacists should receive commendation plaques. He voiced his support for construction of a Cricket field in CLI. He requested that future CDD/POA joint meetings be held separate from regular CDD Board Meetings, with no inclusion on the agenda. He stated that the POA attorney would attend the next meeting to discuss certain items, mainly speeding, and the CDD could invite its Counsel.

Resident Chirayu Harshe voiced his support for the individuals who would be making the cricket presentation later in the meeting and stated he would like to be considered as a potential vendor for the amenity and infrastructure expansion.

Resident Alameh Murujeppan asked if the Clubhouse could be opened for reservations for family functions. She is a long-term resident and would like to hold her daughter’s college graduation celebration at the Clubhouse on May 30, 2021. All guests would be vaccinated. She asked for a quick response in order to secure another venue if the answer is no. Mr. Acoff suggested that the request be submitted in writing to Ms. Schewe for Board consideration.

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

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

Mr. Gay stated, based on feedback at the last meeting, he met with and obtained feedback from the Architectural Board. He noted the importance for the CDD to be in agreement with him, in terms of fair value.

Referencing sides, Mr. Gay reviewed an updated 2021 proposal, stated he itemized every line item used on the property for holiday lighting and gave examples of upgrades that

were made over the years, at no charge to the District, because it was the right thing to do. He discussed the amount budgeted by the CDD, the negative feedback he received at the last meeting, cost estimates for every line item and the massive scope of work at CLI.

Mr. Acoff suggested placing a value on the holiday lighting and increasing assessments to cover the expenditure. Discussion ensued regarding the business side of the lighting project, working within the budget, lighting costs, suggestions from the Architectural Board, the new product and moving lights around for more effect. Asked if he was ready to display the new products that he previously mentioned, Mr. Gay replied affirmatively and showed slides of a permanent lighting product, meteor lights and a 2' x 4' glow and light swag.

Mr. Castillo voiced his opinion that the new products look good and suggested replacing the garland in the light poles at the Cross Creek entrance with lights in the actual trees on that strip, which could create a wow factor. Mr. Gay was asked to complete his presentation at a future meeting and to coordinate with Mr. Hall on when to return. Mr. Gay agreed to return and stated, in the interim, he would install one or two tracks of new lighting at the Clubhouse for informational purposes.

FIFTH ORDER OF BUSINESS**Consideration of Proposal to Provide Dermatology Services**

Mr. Tom Dancy introduced himself as the General Manager of OnSpot Dermatology (OSD), expressed his hope to partner with the CLI community and made a brief presentation highlighting the following:

- OSD is a new medical practice in Florida that operates similarly to mobile blood and mammogram units.
- OSD is a full-service medical clinic that provides general, surgical and cosmetic dermatology, including Botox and fillers.
- OSD is convenient, offers flexible hours, telehealth services and accepts almost all major health insurance.
- OSD is the creation of Dr. Allan Harrington, an experienced, Board-Certified Dermatologist and Mohs Surgeon, based in Washington D.C.

- Since dermatological appointments are very difficult to book, the goal was to offer more accessible dermatological care. The mission was borne out of the global pandemic.
- The level of care at OSD is exceptional and the patient experience is like no other.
- OSD offers one of the safest medical environments, with the most COVID-safe facility that exists anywhere. The air filtration system filters air 40 times per hour, which is seven times more frequently than the typical doctor’s office or hospital room.
- OSD operates two mobile clinics that serve 60 communities, from Tampa to Naples.
- OSD would like to offer an on-site event to the CLI community at no cost to the CDD.
- OSD is requesting a parking location, convenient restroom access for medical staff and for CDD staff to assist the OSD team in publicizing the event via an e-blast.
- The OSD team would set up the “Derma-Drive” event and handle all of the work.

Mr. Dancy responded to questions regarding the medical staff, insurance requirements, physician licenses, scheduling, follow-up procedures, days of operation, community relations, event time period, event participation in neighboring communities and the next steps.

Discussion ensued regarding whether to defer the decision to the next meeting, performing due diligence on the vendor, risks, contingencies, alienating doctors who live in the community and leadership. Mr. Dancy was asked to coordinate the event through Ms. Schewe. Mr. Adams would email OSD to obtain copies of physician licenses and proof of insurance.

On MOTION by Mr. Shah and seconded by Ms. Haque, with Mr. Shah, Ms. Haque and Mr. Castillo in favor and Mr. Acoff and Mr. Fontcha dissenting, allowing OnSpot Dermatology to use the Beach Club Parking Lot to hold a Derma-Drive event, was approved. (Motion passed 3-2)

SIXTH ORDER OF BUSINESS

Update: Landscape Activities

Mr. Small stated LMP scored 93.5 on its last inspection, the cutbacks were completed, several landscaping proposals would be submitted and the on-site crew is fantastic.

▪ **Committee Reports – POA Update/Report**

This item, previously Item 16D, was presented out of order.

Ms. Springer reported the following:

- In coordination with Mr. Shah and Amanda and having been inspired by the success of the food trucks, the CDD and POA are proposing to organize a festival to bring neighbors together after a year of social distancing.
- Given that the CLI community is so diverse, it would be best to build a bridge through food. The idea would be to engage various food truck vendors with a focus on specific cultures.
- The group is open to food suggestions and recognizes that, in order for vendors to want to come back to CLI, a certain number of residents must be interested in attending the festival.
- The tentative event date is Saturday, May 22, 2021, from 11:00 a.m. to 5:00 p.m.
- Requested items for the event include volunteers to help coordinate the event, use of the Beach Club parking lot to house the food trucks, a field for residents to park their vehicles and access to the Beach Club, restrooms and the back patio. Assistance from CDD staff to create flyers and send eblasts and provide a security team to set up and tear down tables and oversee parking.
- Residents would be asked to wear masks and practice social distancing when not eating. Discussion ensued regarding the number of food trucks and vendors, liability, the event date, adding a disc jockey and a water slide and inviting guests from neighboring communities.

On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, authorizing CDD staff to coordinate with the POA and a volunteer group to organize the International Food Festival, set for May 22, 2021 from 11:00 a.m. to 5:00 p.m., subject to engaging five to seven ethnic food truck vendors, a disc jockey and an inflatable water slide, was approved.

SEVENTH ORDER OF BUSINESS

Discussion: Reinstatement of Pool Furniture Use

Mr. Castillo stated he received an email request from a resident to reinstate the pool furniture at the Beach Club. Mr. Adams stated that the COVID-19 restrictions were lifted by the Governor and, as long as businesses and governmental entities take reasonable steps to support COVID-19 guidelines such as posting signage upholding mask-wearing, social distancing and regular cleaning of public areas, the CDD could reinstate pool furniture use. Discussion

ensued regarding sovereign immunity and general liability insurance, opening the pool area, cleaning supplies and accepting Clubhouse reservations.

▪ **Continued Discussion: Amenity and Infrastructure Expansion**

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

Mr. Bhavin Kanani gave a PowerPoint presentation about the popularity, benefits, impact and significance of the sport of cricket. He discussed the need for a small, flat surface to construct a field, the layout, artificial turf, upfront costs and cricket fields in Hillsborough and Pasco Counties. Mr. Kanani responded to questions regarding the amount of landscape needed to construct a field, comingling with soccer players, the possibility of tripping hazards, cricket players, funding source, cricket field dimensions and if it would be feasible to park and drive on the field.

Mr. Castillo directed Mr. Hall to research cricket field construction costs and report his findings. Mr. Shah suggested contacting Hillsborough and Pasco Counties for more information and placing “Cricket Update” as a discussion item on the next agenda.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Holiday Lighting (Mr. Tim Gay)

This item was presented following the Fourth Order of Business.

NINTH ORDER OF BUSINESS

Continued Discussion: Tennis Court Usage times and Policies

Mr. Hall stated he conferred with the pickleball players and the only issue is that hockey and pickleball have games scheduled at the same time on Wednesdays, Thursdays and Saturdays; however, the players indicated that they could work around it. Mr. Hall stated the issues between the Coach and the resident were resolved.

TENTH ORDER OF BUSINESS

Update: Drainage Remediation Status – Capri Isle

Mr. Hall gave the following update:

- He recently met with Ryan Homes (RH), their contractor and engineer.

- The project would commence in early May, in Tahiti Isle, followed by Anguilla Isle.
- The project would be quite an undertaking, lasting a few months, and would involve removal and replacement of retaining walls, trees, planters and shrubs.

Discussion ensued regarding, the rainy season, fence and tree relocations, City of Tampa (COT), Southwest Florida Water Management District (SWFWMD) violation, RH, Kolter Homes (KH) and Mr. Harshe’s drainage dilemma. Mr. Castillo suggested that Mr. Harshe and the two other affected property owners coordinate and retain an attorney to seek relief.

ELEVENTH ORDER OF BUSINESS

Continued Discussion: Amenity and Infrastructure Expansion

This item was addressed following the Seventh Order of Business.

TWELFTH ORDER OF BUSINESS

Discussion: Wants & Needs – Office Administrator and Facilities Manager

Mr. Hall presented the “Community Wants and Needs List” handout. The weir structures on the lake islands and the Clubhouse roof were the most urgent items. Mr. Shah suggested that Mr. Hall focus on obtaining proposals and bids. Discussion ensued regarding the \$80,000 improvement costs, imposing a special assessment, the August public hearing, whether to enact a one-time assessment increase or apply for short-term financing, increasing the surplus fund balance, working capital, operating expenses, unassigned surplus fund balance amount and developing a strategy.

Resident Venu Nimmagadda recalled that, at the last meeting, he was assured that proposals would be obtained to install plantings behind his home. Mr. Hall stated LMP assessed the property and would install bird of paradise plantings in the area within the next few weeks.

▪ **Continued Discussion: Amenity and Infrastructure Expansion - Resumed**

Mr. Shah suggested holding town hall meetings and inviting experts and subcommittee members to future meetings to discuss road improvements, gym expansion and CDD fees. He felt that the roads are a top priority, along with the two entrances and the sewer manholes, which must be repaired before the roads. Discussion ensued regarding assistance from the COT to repair the manholes, preparing a slide show with cost estimates, obtaining proposals and

payment options, including cutting the O&M budget by 10%, selling the meadows and taking out a loan while interest rates are still low. Mr. Fontcha stated it was important to allow residents input on the proposed projects. He felt strongly that the weirs, roadway and guardhouse improvements supersede a gym expansion and cricket court construction. Asked if town hall meetings were his recommendation for obtaining feedback from the community, Mr. Adams replied affirmatively. Mr. Fontcha stated he attended town hall meetings wherein residents were hesitant to voice their opinions and suggested conducting surveys and telephoning residents for their viewpoints. Discussion ensued regarding transparency, politics within the community and planning a priority agenda, starting in May, that includes the gym, roads and Meadows property.

THIRTEENTH ORDER OF BUSINESS

Update: Drainage Structure Repair

This item was addressed during the Tenth Order of Business.

FOURTEENTH ORDER OF BUSINESS

Update: Property by Lake at Cross Creek Entrance

This item was addressed during the Fourth Order of Business.

FIFTEENTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Mr. Adams presented Resolution 2021-02.

On MOTION by Mr. Acoff and seconded by Mr. Castillo with all in favor, Resolution 2021-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

SIXTEENTH ORDER OF BUSINESS

Committee Reports

A. Security

There being no report, the next item followed.

B. Landscape Aquascape Facilities

Mr. Carpenter presented the LAF Committee Meeting Minutes, dated April 5, 2021.

C. Spirit Committee

There being no report, the next item followed.

D. POA Update/Report

This item was presented following the Sixth Order of Business.

Mr. Acoff questioned how certain individuals were allowed on the agenda and asked if they were vetted. He expressed surprise that some issues are put ahead of the core responsibilities. He was taken aback that the election information was not posted and asked to be informed of things, going forward. Ms. Schewe stated she would do better.

SEVENTEENTH ORDER OF BUSINESS

Sunshine Law Presentation

Ms. Haque asked about the Sunshine Law presentation. Mr. Adams stated it would be at the May meeting.

This item was deferred to the next meeting.

EIGHTEENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: March 18, 2021

I. Summary of Motions

The following changes were made to the Attendees List:

Change "Pshah" to "Jha"

Insert "Adi Gupta"

II. Staff Directives

III. Regular Meeting

The following changes were made:

Line 31 and throughout: Change "Pshah" to "Jha"

Line 33: Insert “Adi Gupta”

Lines 100, 101: Change “The CDD Board is counting on the POA to resolve the matter” to “The CDD Board has deferred the reclinatas to the POA as it is not a CDD matter”

Line 193: Insert “and residents may use their own coaches on the tennis courts.”

Lines 228 to 229: Insert “Mr. Shah proposed cutting O&M by 10% for the next ten years without raising taxes, selling the Meadows property or borrowing a 25-year to 30-year loan to finance the gym expansion” and “Mr. Shah suggested he would take the lead on the sewer manholes.”

Line 270: Change “April meeting” to “front of the agenda”

The Board and Staff discussed whether to continue holding virtual meetings after the COVID pandemic, obtaining a camera, directional videos and discussion items that were left out of the minutes.

B. LAF Committee

- **April 5, 2021**

C. Sunshine Board Online Workshop: March 19, 2021 to April 14, 2021 (to be provided under separate cover)

D. Other

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the March 18, 2021 Board of Supervisors Staff Directives, as presented, Summary of Motions and Regular Meeting Minutes, as amended, April 5, 2021 LAF Committee Minutes and March 19, 2021 to April 14, 2021 Sunshine Board Online Workshop, as presented, were approved.

NINETEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2021

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2021. He responded to questions regarding the “Landscaping” line item, at 58%, the “Total fund balances”, on Page 1 and the beginning and ending fund balances, on Page 6. The financials were accepted.

TWENTIETH ORDER OF BUSINESS

Staff Reports

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

Mr. Adams stated that the District Engineer was still trying to obtain a status report on the manholes and the depressions from the COT. Mr. Castillo asked if the District Engineer would help obtain proposals for the weir structures in the lake. Mr. Hall stated one proposal was forwarded but additional estimates would be sought.

B. Office Administrator: *Amanda Schewe*

Ms. Schewe presented the April Events Report.

Mr. Acoff voiced his opinion that the vetting process for authorizing presentations during meetings should be re-evaluated, as presentations can cause the meetings to be too long. Discussion ensued regarding developing a vetting system, setting and adhering to parameters, limiting the number of presentations to two per meeting and a Mobile Mammography handout.

On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the Mammogram Screening event at the Beach Club, on a date to be determined, was approved.

C. Facilities Manager: *John Hall*

Mr. Hall presented the April Facilities Manager Report and responded to questions.

I. Consideration of Proposals for Hockey, Tennis and Basketball Court Resurfacing

Mr. Hall presented a proposal from Welch Tennis. Discussion ensued regarding a funding source, the budget, pickleball courts and a kitchen enclosure for the Clubhouse.

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, the Welch Tennis Hockey, Tennis and Basketball Court Resurfacing proposal, in the amount of \$14,475, was approved.

II. Consideration of Proposals for Tree Plantings Behind Mr. Nimmagadda's Home

This item was addressed during the Twelfth Order of Business.

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

- **NEXT MEETING DATE: May 20, 2021 at 6:00 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the May, 2021 meeting.

TWENTY-FIRST ORDER OF BUSINESS

Other Business

Mr. Fontcha asked why residents living along the lake were not responsible for maintenance of the seawall. Mr. Adams stated lake erosion was discussed three or four years ago and the individual property owners are responsible for maintenance.

TWENTY-SECOND ORDER OF BUSINESS

Public Comments (*non-agenda items*)

There being no public comments, the next item followed.

TWENTY-THIRD ORDER OF BUSINESS

Supervisors' Requests

Mr. Shah asked about new security guard uniforms and the third shift. Mr. Hall stated the third shift was implemented but Allied was restructuring its management and several items are unresolved. Discussion ensued regarding Allied's unresponsiveness to current customer complaints, security personnel issues and a rover that accidentally damaged a mailbox.

Mr. Shah felt that the main entrance is too dark and asked when light bulbs would be installed. Mr. Shah directed Ms. Schewe to look into obtaining plaques for the pharmacists who participated in the vaccine day event ahead of the next meeting.

Mr. Castillo directed Mr. Adams to contact Allied regarding the staffing issues and security guard uniforms.

TWENTY-FOURTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 11:03 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair