

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on June 17, 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/88222786776>, and telephonically, at 1-929-205-6099, Meeting ID: 882 2278 6776, for both.

Present were:

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

Also present were:

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
Steve Small	LMP
Tim Gay	Holiday Illuminations
Tony Grau (via telephone)	Grau & Associates
Kim Thomason-Park (via telephone)	Former Resident/Presenter
Harry Ramphal	Resident/POA President
David Burman	Resident
Sheryl Springer	Resident
Prashant Bodhe	Resident
Bhavin Kanani	Resident
Kishore Vuhukim	Resident
Cindy McIntyre	Resident

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 not in attendance. In 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.

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 stated that, later in the meeting, a brief presentation would be given by Mr. Gene Thomason’s daughter, in light his passing. Mr. Thomason was very influential in the development of Cory Lake Isle (CLI) and the community is unique and diverse because of him.

THIRD ORDER OF BUSINESS

Other Supervisors’ Opening Comments

Mr. Acoff expressed his shock at Mr. Thomason’s passing and stated he greatly respected Mr. Thomason, whose inspiration for the community was what attracted many to CLI, including himself, in 2006. Mr. Acoff stated Mr. Thomason was approachable, helpful and addressed his initial concerns as a new owner.

Mr. Shah noted a resident’s recent complaints about the following:

- Parked vehicles blocking the sidewalk, which violates a Hillsborough County parking ordinance and the Americans with Disabilities Act (ADA) statutes.
- The Clubhouse’s high rental fees.
- Cleanliness issues at the pool and Beach Club.

Mr. Adams stated the Board set the fees for the Beach Club based on what neighboring communities of similar size and nature charge. The fees were finalized through the rulemaking and public hearing process but they could be reconsidered. Regarding the parking issue, the Board previously addressed this matter and relies on the Tampa Police Department (TPD) to issue citations, especially since the Florida Highway Patrol (FHP) cannot write parking tickets. He stated that the cleanliness issues are directly related to the CDD’s current staffing issues and commented that many businesses are having the same post-pandemic difficulties. Discussion ensued regarding the rental agreement, staffing shortage, engaging a housekeeping service and limiting pool use. Mr. Acoff stated the Board should communicate to residents that they must do their part to help keep the common areas tidy and pick up after themselves.

FOURTH ORDER OF BUSINESS

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

Resident David Burman suggested that the Board consider purchasing and displaying a plaque acknowledging Mr. Thomason’s contributions. He suggested that the District inquire

about the family's plans for the several pieces of property within CLI that Mr. Thomason or his company owned. Per Mr. Castillo and Mr. Adams would contact Cory regarding the status of the properties.

Resident and Security Committee member Sheryl Springer stated a homeowner recently found a male trespasser sleeping on her front lawn. The resident called the rover and requested that locks be installed at the pedestrian gate at Morris Bridge. Ms. Springer suggested installing cameras at the pedestrian gates to help residents feel safer. She stated that Mr. Forbes asked her to inquire about the status of the mobile radar speed sign mentioned at a previous meeting, as several vehicles were caught going 70 miles per hour. Mr. Adams described the mobile radar speed sign's features, how it operates and pricing. The cost would be \$12,000 to \$13,000 each, with an additional annual cost for web-based data collection to record statistics in a video. It was noted that, at the time, the District lacked sufficient funds to purchase the signs but it would be considered at the next budget deliberations.

Resident Prashant Bodhe stated a recent fire in the area behind Canary Isle was very alarming. The fire was brought under control but the area is now in disarray. He felt that the Board should consider having it cleaned. He asked about construction of the cricket field. Mr. Adams suggested Mr. Bodhe contact Mr. Hall in a few days, as there was no news on the cricket field at the present time.

Resident Bhavin Kanani voiced his concern for the safety of his children due to speeding vehicles on Cory Lake Drive, near his home. Mr. Adams stated the CDD owns the roads but does not have policing powers; therefore, the CDD relies on a handshake agreement with the TPD and its contract with FHP's off-duty police for traffic/speed control. The remainder of the program is set up to bring awareness to the speeding issue, collect and share statistical data with the POA, which has enforcement powers and can fine violators. Discussion ensued regarding speeding and traffic calming devices.

Resident Kishore Vuhukim commented that it had been a few months since he and several other homeowners requested a cricket field and noted that the summer is passing and it seemed to him that nothing was being done. Mr. Shah stated it has been difficult for Staff to obtain a construction estimate because contractors are inundated with work. Mr. Castillo urged any resident with knowledge of a vendor to contact Mr. Hall and he would follow up.

Resident and POA President Harry Ramphal commented on the recent food festival event, Mr. Thomason’s passing, the current real estate market, The Meadows property, speeding and the POA’s inability to deter sidewalk parking. He suggested discussion topics for the next HOA/CDD joint meeting and voiced his opinion that the CDD should install three-way stop signs in various locations to curtail speeding.

FIFTH ORDER OF BUSINESS

Presentation: Gene Thomason’s Daughter Regarding Her Father’s Achievement in Developing the Cory Lakes Community

Ms. Kim Thomason-Park stated she currently resides in Seattle but lived in CLI for ten years. She stated that her father, Mr. Gene Thomason, a tough yet humble man, passed away on June 1, 2021 from congestive heart failure. She stated that her father purchased the CLI property from the Branchton Family when she was an infant, along with 707 acres of Southern Oaks, named The 707 Ranch, which he used for his first company, a lawn company. Years later, he developed Cory Lakes, which was his passion. Ms. Thomason-Park conveyed that she plans to relocate to CLI in a few years. She asked if the CDD could install a plaque in memory of her father and display it in the Clubhouse or wherever the Board decides.

Mr. Castillo expressed his condolences and thanked Ms. Thomason-Park for calling into the meeting. He voiced his support for a plaque, as Mr. Thomason is very deserving of one. Mr. Burman asked Ms. Thomason-Park if she could donate photos and archive materials about CLI and its development to the CDD to be a part of a permanent display. Ms. Thomason-Park replied affirmatively. She stated that she was deeded a few of her father’s properties and encouraged Board Members to contact her regarding disposition of the properties. Mr. Acoff expressed his condolences and appreciation for Mr. Thomason’s vision and sacrifices for CLI. Ms. Schewe was asked to secure a plaque in Mr. Thomason’s honor for Board approval at the next meeting. Ms. Thomason-Park was asked to use Ms. Schewe and Mr. Hall as points of contact if she needed to reach the Board Members.

▪ **Update: Landscape Activities**

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

Mr. Small reported the following:

- Resident palm tree trimming was completed. Trimming of the common area palms was underway.
- Palm tree fertilization would be completed the following week.
- LMP provided Mr. Hall with proposals, which were approved; landscaping work would commence after the hogs are trapped and removed in a few weeks.
- LMP scored 96% on the most recent inspection.

Mr. Acoff voiced his opinion that there was an abundance of weeds near the Cross Creek gate and asked for them to be removed. Mr. Small stated the weeds would be addressed tomorrow. Mr. Castillo felt that the resident palms were not sufficiently trimmed. Mr. Small stated staff trimmed more conservatively since several residents complained that the palms were being excessively-trimmed; the normal cut is 9/3. The trimming process, seed pods, fronds, overhangs, bulbs and weed killer, were discussed. Mr. Small stated that anything hanging over the sidewalks would be trimmed; he would obtain a weed removal proposal.

SIXTH ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2020, Prepared by Grau & Associates**

Mr. Acoff asked how long Grau & Associates has been performing the CDD’s audit. Mr. Adams stated he would check and email the information to Mr. Acoff.

Mr. Grau presented the Audited Financial Report for the Fiscal Year Ended September 30, 2020 and noted the pertinent information found on each page. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Acoff asked if there is a figure or monetary value for uncollected payments and, if so, where it could be found. Mr. Grau stated he would check the County’s documents regarding delinquent assessments but he doubted anything went unpaid, as they would have been recorded when his staff compares the tax law with the recorded assessment revenue.

Mr. Acoff asked for an explanation of Item 5, on Page 28, that reads “the District has not met one or more of the financial emergency conditions described in Section 218.503(1) Florida Statutes.” Mr. Grau stated it means that the District did not meet any financial conditions that could be considered a financial emergency, such as not being able to meet payroll or pay

vendors or the debt. Discussion ensued regarding items that caused a reduction in the District’s net position in Fiscal Year 2020, Operations and Maintenance (O&M) expenditures in the General Fund, budget to actual numbers, fund balance, revenues received, assessments and the Tax Collector. Mr. Adams stated, generally, the District always receives funds that are owed, even during recession periods.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020

Mr. Adams presented Resolution 2021-05.

On MOTION by Mr. Acoff and seconded by Mr. Shah, with all in favor, Resolution 2021-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.

EIGHTH ORDER OF BUSINESS

Update: Landscape Activities

This item was presented following the Fifth Order of Business.

NINTH ORDER OF BUSINESS

Continued Discussion: Holiday Lighting

Mr. Gay recalled apprising the Board of a new product that he was very excited about and stated that, now that he has performed installations at his own home and at other Clubhouses, he was even more passionate about the lighting option. He discussed holiday lighting challenges, RGB lighting, meteor lights, gemstone lights and the new product, which is easier to install. He stated he would install a few tracks of the new lighting to the Clubhouse and then ask the Board and Staff to view the display to give the Board a visual to assist them in deciding if the new product would be worth the investment.

Mr. Acoff asked about the District’s eligibility for State grants due to the pandemic. Mr. Adams stated those programs were not designed for special governments but the District could petition funds from the City and County, as they received COVID-related grants from the government. Asked if a CDD has successfully petitioned funds from a City or County, Mr. Adams

stated that one of his CDDs considered it but ultimately decided not to pursue it because it owns and operates a public golf course.

TENTH ORDER OF BUSINESS

Discussion: Fiscal Year 2021/2022 Proposed Budget

Mr. Adams stated the proposed Fiscal Year 2022 budget is a status quo budget, in that there were significant increases in the prior year as well. Expenditures were trued-up to match what was realized and the use of fund balance, which was over \$200,000 in 2020, was removed. He reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments.

Mr. Adams responded to questions regarding rate negotiations with TECO and whether the proposed Fiscal Year 2022 budget could be reformatted to include actuals from FY 2020, for comparison purposes. Discussion ensued regarding an overall strategy. Increasing assessments to address the wells, the weirs, the Clubhouse roof, the floating dock, whether to obtain a 36-month or 60-month loan and the amount to be borrowed, developing a five-year plan for capital improvements, the public hearing, justifying the increase to residents and informing CLI residents what residents in neighboring communities are paying for fees, were also discussed.

Mr. Adams stated it seemed that the Board’s consensus was to finance the improvements. For the next meeting, he would finalize the strategy, add an additional column for the Fiscal Year 2020 year-end comparison to the budget, gather financing information for 36 and 60-month financing and prepare a list of items to be repaired in the next five years with cost estimates. The goal would be to keep assessments at a flat level. Mr. Castillo asked Ms. Schewe to email the Board and Mr. Adams with her findings regarding fees that residents in surrounding neighborhoods are paying in comparison with CLI residents.

ELEVENTH ORDER OF BUSINESS

Continued Discussion: Priority Capital Improvement Plan – Gym, Roads, Meadows Property, Etc.

Mr. Adams referenced a PowerPoint entitled “Large-Scale Capital Improvement Considerations” and discussed road repairs and resurfacing, three options, cost estimates and

30-year annual assessment amounts per unit per option. He also discussed the gymnasium expansion, three options, cost estimates and 30-year annual assessment amount per unit per option and selling The Meadows property to fund the improvements.

The Board and Staff discussed The Meadows property, the gym amenity, roadway repair costs, taking out a long-term bond or loan to improve just the circle and main entrance and securing proposals for the circle and entrances. Mr. Adams would forward the PowerPoint to the District Engineer for his review and modify it for the next meeting. Mr. Burman asked the Board to consider purchasing a few of Mr. Thomason’s properties, which could help with decisions about future capital improvements.

Mr. Gay stated that the holiday lighting demonstration was ready to be viewed.

The meeting recessed at 8:45 p.m., and reconvened at 8:55 p.m.

TWELFTH ORDER OF BUSINESS

Update: Cricket Court

There was no update on the cricket court.

▪ **Continued Discussion: Holiday Lighting**

Mr. Gay responded to questions regarding maintenance, the life expectancy of the new product, changing the light colors to match a newly-painted Clubhouse, changing the effects for different occasions, the number of installations performed and cost. Asked about installation time frame, Mr. Gay stated it would be ideal if the Board could approve the new lighting at the July meeting so installation could occur in July and August. Mr. Castillo stated, once the price is provided, the Board would decide if the work could proceed.

THIRTEENTH ORDER OF BUSINESS

Discussion: Violation Process with Regard to Palm Trees/Letter to Residents About Identifying Diseased Trees

This item was not addressed.

FOURTEENTH ORDER OF BUSINESS

Continued Discussion: Checklist - Vetting Process for Authorizing Presentations to Board

Ms. Schewe stated Maggie would like to provide a free yoga class; the information was posted on the Sunshine Board (SB). Mr. Castillo stated Ms. Schewe should email or call him if an item on the SB needs immediate attention from the Board.

FIFTEENTH ORDER OF BUSINESS

POA Update/Report

There was no update.

SIXTEENTH ORDER OF BUSINESS

Committee Reports

A. Security

Mr. Castillo stated that Ms. Springer gave an update during public comments.

Discussion ensued regarding the trespasser found sleeping on a resident’s lawn, the rover, cameras and the locks at the Morris Bridge and Cross Creek gates. Per Mr. Castillo, Ms. Schewe would look into obtaining locks for the Cross Creek gate.

B. Landscape Aquascape Facilities

The June LAF meeting minutes were included for informational purposes.

C. Spirit Committee

There was no report.

SEVENTEENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: May 20, 2021

I. Summary of Motions

II. Staff Directives

III. Regular Meeting

The following change was made:

Line 55: Change “socket” to “soccer”

B. LAF Committee

- **June 7, 2021**

C. Sunshine Board Online Workshop: May 21, 2021 to June 16, 2021 (to be provided under separate cover)

D. Other

On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, the May 20, 2021 Board of Supervisors Staff Directives and Summary of Motions, as presented, Regular Meeting Minutes, as amended, and the June 7, 2021 LAF Committee Meeting Minutes and May 21, 2021 to June 16, 2021 Sunshine Board Online Workshop, as presented, were approved.

EIGHTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2021

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2021. Discussion ensued regarding unassigned funds, surplus fund balance, proposed Fiscal Year 2022 budget, holiday lighting costs and painting the Clubhouse. The financials were accepted.

NINETEENTH ORDER OF BUSINESS

Staff Reports

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

- **Update: Status of Manholes and Depressions**

Mr. Adams stated both Mr. Hall and Mr. Chiang reviewed a video provided by the City. Although the video was inconclusive, the City acknowledged that a slight amount of seepage was noted and, as a result, liners would be placed in the drainage pipes. Discussion ensued regarding the manholes, seepage, pipe-lining process and sewer system. Per Mr. Shah, Mr. Adams would provide Mr. Hall with a photograph of a damaged manhole so Mr. Hall can report it to the City.

Asked if the District Engineer was given a directive regarding the weir structures, Mr. Adams stated Mr. Chiang and Mr. Hall were still reviewing proposals to repair the damaged weir structures.

B. Office Administrator: *Amanda Schewe*

Ms. Schewe presented the June Administrative/Events Report.

The Board and Staff discussed the food festival event, staffing issues, labor market, security services staffing issues, security guard uniforms, etc. Per Mr. Castillo, Ms. Schewe would send a “help wanted” e-blast seeking pool and amenity attendants.

C. Facilities Manager: *John Hall*

The June Facilities Manager Report was included for informational purposes.

Mr. Castillo asked for an update on the Capri drainage easement violations. Ms. Schewe stated that the project was on hold. Per Mr. Castillo, Mr. Adams would contact Mr. Hall for an update of the drainage easement project in Capri and follow up with Kolter.

- I. **Update: Weir Structure Proposals**
- II. **ENVERA Systems Quote #Q-08762-2 – Security Upgrade [\$5,254.77]**
- III. **Gate Tech Inc. Estimate #6481 – Loop Install-Preform & Labor [\$4,663.24]**

The proposals were deferred to the next meeting.

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

- I. **Update: Allied Universal Security Services Staffing Issues and Security Guard Uniforms**

This item was discussed during Item 19B.

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

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

TWENTIETH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

TWENTY-FIRST ORDER OF BUSINESS

Public Comments (*non-agenda items*)

There being no public comments, the next item followed.

TWENTY-SECOND ORDER OF BUSINESS

Supervisors’ Requests

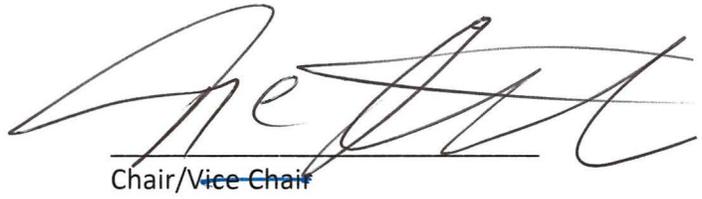
There being no Supervisor’s requests, the next item followed.

TWENTY-THIRD ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 9:52 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair