

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on July 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/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
Sheila Haque (via telephone)	Assistant Secretary
Rene Fontcha (via telephone)	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
John Hall	Facilities Manager
Harry Ramphal	Resident/POA President
Tim Gay	Holiday Illuminations
David Burman	Resident
Hari Narayanan	Resident
Satish Shah	Resident
Satheesh Mannam	Resident
Kishore Vutukuri	Resident
Carlos Guzman	Resident
Kishore Joga	Resident
Ross Chevalier	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 and Acoff were present, in person. Supervisors Haque and Fontcha were attending via telephone. In consideration of the COVID-19 pandemic, this meeting was also being offered virtually, via

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

Zoom, and telephonically, to allow public participation while reducing person-to-person contact.

SECOND ORDER OF BUSINESS

Chairman’s Opening Comments

There were no opening comments by the Chairman.

THIRD ORDER OF BUSINESS

Other Supervisors’ Opening Comments

Mr. Acoff voiced his sympathies regarding the tragic condo collapse in Surfside/Miami and stated, although there are no multi-story structures in Cory Lake Isle (CLI), the Board is tasked with ensuring safety in the community.

FOURTH ORDER OF BUSINESS

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

Resident Hari Narayanan stated that he and four other Capri property owners went to court yesterday in response to the drainage violations received from the City of Tampa (COT). He stated that the case was temporarily postponed but is unresolved and voiced his frustration with the Board and Staff for not doing more to help resolve the drainage issues.

Mr. Castillo stated he was not aware that the Capri homeowners had a court date and thought that the violations were paused because the builder took responsibility to resolve the drainage issues. As to the allegation that Capri residents received minimal help from the Board, Mr. Castillo stated the Board only meets once per month and took steps to help by asking District Counsel to transmit a letter to the Builder and Developer and for Mr. Hall to follow up. He asked how the Board could be of further assistance to Capri residents.

Resident Kishore Vutukuri thanked the Board for their efforts. Mr. Shah stated he arranged for the Capri residents to meet with Mr. Hall regarding the drainage matter and, as far as he knew, the Builder and the Developer were very cooperative at first but recently changed their tone and neither is willing to pay for the repairs. He suggested that the Capri residents, collectively, retain an attorney for representation and stated perhaps Mr. Adams could contact Kolter again. Mr. Adams stated Kolter would not discuss strategy, as they are hiring an attorney

and were not willing to talk. Since the COT issued the permit that the Builder built to and the COT signed off on the end product, the issue is between the COT and the Builder. Discussion ensued regarding whether the CDD, Kolter, Ryan Homes (RH) or the COT are responsible for the drainage repairs. The code violations and the legal process were also discussed.

Resident Kishore Joga stated he contacted a few contractors regarding the cricket field, forwarded the information to the Facilities Manager and asked for an update. Mr. Hall stated he was awaiting a proposal from the concrete contractor and scheduled a July 28, 2021 meeting with a representative from the Astroturf company.

FIFTH ORDER OF BUSINESS

Update: Landscape Activities

Mr. Hall reported the following:

- LMP received a 95% on their last inspection.
- LMP was experiencing staffing issues like most other businesses.
- The regular crews are sufficient but the support crews are lacking in manpower.
- Fertilization was on schedule.

SIXTH ORDER OF BUSINESS

Continued Discussion: Holiday Lighting

Referencing slides, Mr. Gay presented a Christmas Lighting Proposal that included an itemized estimate for time and materials in the amount of \$55,310, a Pricing Matrix, including basic installation, current costs, Year 2 costs, optional features with three cost options, along with a Track Lighting Maintenance Proposal with an itemized estimate for time and materials in the amount of \$900. He discussed the “current” costs in the pricing matrix, the optional features and the three lighting options. The three cluster palms were the only difference between what has been done in the last several years and what is on the itemized lists.

Mr. Gay responded to questions regarding the \$900 track light maintenance cost, a \$60,000 total cost, Cross Creek (CC) entrance, Morris Bridge (MB) entrance, cost constraints, spacing the trees, lights on the guard gates, CC guardhouse, visual effects, shrub lighting, twinkle mini-lights, creating more depth and working with the current landscaping. He recommended that the Board prioritize its lighting preferences, evaluate the budget and select

an option. Mr. Acoff suggested that Mr. Gay design the project for \$60,000 and presented it for final approval.

Mr. Gay noted that whatever changes are made would not be reviewed until the August meeting, which might create a time crunch. Mr. Castillo asked Mr. Gay to contact Mr. Hall and Mr. Adams for assistance in transmitting pricing data to the Board before the next meeting.

SEVENTH ORDER OF BUSINESS

**Discussion: Fiscal Year 2021/2022
Proposed Budget**

- **Strategy for Financing Improvements/36 Months vs. 60 Months**
- **Items to be Repaired in Next Five Years/Cost Estimates**
- **Fees Charged in Neighboring Areas vs. CLI**

Mr. Adams presented a 60-month financing model with an interest rate of 3.5%, costs of issuance of \$35,000 and \$10,000 Debt Service Reserve Fund for the security of the lender, generating net bond proceeds of \$700,000 to offset the anticipated \$400,000 to \$500,000 for the weirs and \$200,000 for the roofs. The assessment increase would be 2,232.63, plus \$159 per unit on 60 months and \$241.63 operations increase, plus financing on the two big projects, totaling \$3,292.

Referencing slides, Mr. Adams presented a revised proposed Fiscal Year 2022 budget, including additional columns, per Mr. Acoff’s previous request. He highlighted any line item increases, decreases and adjustments and explained the reasons for any adjustments. The “Capital reinvestment note 2022 repayment” for the financing of a few large ticket items, such as the weirs and roof replacements for the Beach Club and the gatehouses was newly-created and merited further discussion.

Discussion ensued regarding the \$100,000 “Outside facilities maintenance” line item, the “Capital reinvestment note 2022 repayment” line item, “Seasonal decorations” line item, budget increases, assessment amounts and the 60-month versus 36-month loan options. The consensus was that a 60-month loan was more sensible, as the payments would be lower. Mr. Adams would look into securing a 60-month loan.

Mr. Shah voiced his opinion that the resident palm trees should be trimmed and asked Mr. Adams to add an additional \$15,000 to the landscaping line item. Ms. Haque asked if Ms. Schewe would be hiring an assistant. Mr. Adams stated the Administrators Assistant line item was zeroed out and Trued-up for 2022. Mr. Acoff suggested acquiring a new vehicle/rover instead of allocating \$6,000 to repair the current vehicle. Mr. Adams would add \$7,000 to the “rentals and leases” line item to lease a new vehicle. Mr. Castillo suggested increasing the Florida Highway Patrol (FHP) off-duty policing line item from \$14,000 to \$21,000.

The Board and Staff discussed wells, pavers, working capital, unassigned fund balance, updating the playgrounds, cameras, off-duty policing and the need for new flooring at the Beach Club.

Mr. Adams summarized that the Board prioritized the wells, weir structures and roofs, including painting the exterior of the Clubhouses, tower, monuments and gatehouses. Additionally, the proposed Fiscal Year 2022 assessment has increased from \$2,150 to \$2,468.20 and, with the addition of \$159 for the 60-month loan, for a total assessment of \$2,627.20, which would be a \$477.20 increase over Fiscal Year 2021, including the financing for the roofs and the weirs. Mr. Adams suggested authorizing Staff to notice a \$2,630 assessment increase that explains the reason for the increase in layman’s terms and why it is being imposed.

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, authorizing District Staff to send the required Mailed Notice to property owners regarding the proposed assessment increase to \$2,630, was approved.

EIGHTH ORDER OF BUSINESS

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

- **PowerPoint Presentation: “Large-Scale Capital Improvement Considerations”**

Mr. Adams recalled a previous discussion regarding the different road repair scenarios. He referenced a “pavers” handout that he previously distributed. Items 4, 5 and 6 outline paver/brick replacement only on the loop road and Cross Creek and Morris Bridge entrances, costing under \$20 million, which is a long-term plan. Mr. Acoff stated the CDD was not currently

in a position to repair the roads, as the basic work has not yet been performed and a long-term strategy needs to be developed.

This item was tabled.

Mr. Adams would coordinate with the District Engineer and prepare a PowerPoint presentation for future use, involving the construction of a gym on the Meadows property, which would also require planning, as the Meadows is a raw piece of land, with no existing infrastructure to support it and parking and retention would need to be configured. Asked about the cost, Mr. Adams stated the costs would be minimal.

Mr. Shah voiced his opinion that the Board cannot continue to ignore the poor condition of the roads. Mr. Acoff felt that, based on tonight’s discussions, there are much more pressing items to address, such as the weirs and leaky roofs; therefore, a long-term strategy must be developed to address the roads.

Resident Carlos Guzman commented that no one knows where the COT stands in regard to the roads and questioned why the expenditure was being budgeted to individual homeowners. Mr. Castillo stated the District could not currently absorb the expense and suggested discussing the roads at a future meeting.

NINTH ORDER OF BUSINESS

Status of Cricket Court Construction Project

This item was addressed during the Fourth Order of Business.

TENTH ORDER OF BUSINESS

Approval of Plaque in Honor of Mr. Gene Thomason

Mr. Castillo asked if there were any thoughts about the memorial options handout. The four options outlined in the handout were discussed. The Board selected Option #3 and agreed on placing the memorial near the boat dock for maximum effect. Ms. Schewe would obtain pricing for the memorial plaque and email proposals to Board Members.

ELEVENTH ORDER OF BUSINESS

POA Update/Report

There was no report.

TWELFTH ORDER OF BUSINESS

Committee Reports

A. Security

• **Locks for Cross Creek Gate**

The Board and Staff discussed a recent break-in at Mr. Forbes' house. Regarding the locks for the CC gate, Ms. Schewe stated that the CDD cannot block access into the community and one of the two entrance gates must remain unlocked.

Mr. Acoff voiced his concern about bicyclists riding on the bridge and potentially colliding with motorists.

B. Landscape Aquascape Facilities

The July LAF Meeting Minutes were included for informational purposes.

C. Spirit Committee

There was no report.

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: June 17, 2021

I. Summary of Motions

Insert "Vutukuri" after "Kishore"

II. Staff Directives

III. Regular Meeting

The following changes were made:

Lines 30 and 98: Insert "Vutukuri" after "Kishore"

Line 37: Change "not present" to "not in attendance"

B. Sunshine Board Online Workshop: June 18, 2021 to July 14, 2021 (to be provided under separate cover)

C. Other

On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, the June 17, 2021 Board of Supervisors Staff Directives, as presented, and Summary of Motions and Regular Meeting Minutes, as amended, and the June 18, 2021 to July 14, 2021 Sunshine Board Online Workshop, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of May 31, 2021**

Mr. Adams called attention to the addition of a “Notes” reference box, on Page 4 of an updated General Fund handout, which explained some of the calculations underneath the expenditures. He presented the Unaudited Financial Statements as of May 31, 2021.

The financials were accepted.

FIFTEENTH ORDER OF BUSINESS**Staff Reports****A. District Engineer: *Johnson Engineering, Inc.***

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

Mr. Adams stated there was no update other than a previously-distributed worksheet.

Asked about the manholes, Mr. Hall gave the following update:

- A contractor for the COT was on site today, based on emails he previously sent.
- The contractor admitted there was some settling but stated the District Engineer would not worry about it until a hole opens up.
- Mr. Adams discussed the settlement and road depression issues with the contractor.
- The contractor related that the COT previously expended \$100,000 on a boring, soil samples and repairs in CLI and no additional work would be performed in the next seven years.

Discussion ensued regarding contacting politicians about the matter, obtaining a copy of the report, ordering a third-party review of the report and making a public records request. Per Mr. Shah, Mr. Hall would prepare a summary of the location of each manhole in the CDD and a list of the manholes that already settled. Mr. Shah would contact and meet with COT leadership.

B. Office Administrator: *Amanda Schewe*

Ms. Schewe presented the July Administrative/Events Report. She reported that five pool attendants were hired and discussed the proposed Events List for Fiscal Year 2021-2022. Asked about the ongoing complaints about debris in the pool, Ms. Schewe stated she periodically sweeps out the debris and the pool attendants volunteered to help maintain the pool.

C. Facilities Manager: *John Hall*

Mr. Hall presented the July Facilities Manager Report.

I. Update: Weir Structure Proposals

Mr. Hall stated the District Engineer was working on the proposals, which are pending. Mr. Adams stated he spoke to Mr. Chang about performing value engineering, with regard to the weir structures, and considering a different approach outside of the traditional concrete approach, which may garner other groups of contractors and other disciplines. Discussion ensued regarding a metal seawall option, permit modifications and a pre-application conference with the Southwest Florida Water Management District (SWFWMD).

II. Consideration of ENVERA Systems Quote #Q-08762-2 – Security Upgrade

Mr. Hall presented the \$5,354.77 Envera quote for video surveillance and door buzzer alert.

Discussion ensued regarding the proposal, 36-month financing option, location of the camera, camera angles, bike rack and constructing a sidewalk.

III. Consideration of Gate Tech Inc. Estimate #6481 – Loop Install-Preform & Labor

Mr. Hall presented Estimate #6481, in the amount of \$4,663.24, and stated the exit loop is shorting out at the Cache gate.

Discussion ensued regarding the Cache and Cross Creek gates, the warranty on the Gate Tech estimate and the Cache budget. The consensus was to proceed with the work.

IV. Consideration of Roof X Inc., Agreement – Replace Existing Tile Roof with Concrete Tile

V. Consideration of Dynasty Building Solutions, LLC, Proposal/Agreement – Ceramic Tile vs. Metal Shingle Roof

Mr. Castillo asked how many roof proposals were obtained. Mr. Adams stated there were only two proposals but they cannot be considered until the financing is in place, which would not happen until the fall, as he did not want to borrow the money too early. Discussion ensued regarding tile versus metal roofs and the cost estimates. Mr. Adams would research the Property Appraiser’s website for the square footage of the Clubhouse and the two guardhouses and email the data to the Board.

Mr. Castillo asked if a monument, with foam on top of it, was repaired. Mr. Hall replied affirmatively. Mr. Castillo stated he noticed a considerable amount of mold on the umbrellas in the pool area and asked about maintenance. Mr. Hall stated it was best to replace moldy umbrellas; new umbrellas would be purchased tomorrow.

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

Regarding Mr. Acoff’s question at the last meeting, Mr. Adams stated Grau & Associates has been the CDD’s auditor since 2014.

- **NEXT MEETING DATE: August 19, 2021 at 6:00 P.M. {adoption of FY 2022 Budget}**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the August 19, 2021 meeting.

SIXTEENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Resident Ross Chevalier thanked the Board and Staff for facilitating the Derm Bus and on-site COVID tests and vaccines and for recognizing the health needs of the community.

EIGHTEENTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Adams responded to questions regarding the budget.

NINETEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 9:53 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair