

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

The Board of Supervisors of the Cory Lakes Community Development District held multiple Public Hearings and a Regular Meeting on August 19, 2021 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the public could listen 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	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
John Hall	Facilities Manager
Harry Ramphal	Resident/POA President
Rich Carpenter	Resident/LAF Committee Member

Residents present were:

David Burman	Luise Burman	Parag Shah	Kishore Joga
Carlos Guzman	Prashant Bodhe	Kara Greco	Don Reich
Rudy Pilger	Mark Hansen (via Zoom)		

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 via telephone. In consideration of the COVID-19 pandemic, this meeting was 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

There were no opening comments by the Chairman.

THIRD ORDER OF BUSINESS

Other Supervisors’ Opening Comments

There were no opening comments by the other Supervisors.

FOURTH ORDER OF BUSINESS

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

Resident and POA President Harry Ramphal asked the Board’s permission to give the POA Update out of order.

▪ **POA Update/Report**

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

Mr. Ramphal discussed the following:

- A new POA management company, Condominium Associates, was recently engaged to implement change, strengthen communication and improve enforcement in the community.
- Condominium Associates would be formally introduced to residents next Wednesday; the meeting could be attended via Zoom.
- There were many posts on the Sunshine Board (SB) against discontinuing on-site voting.
- The CDD Board must justify the \$400 assessment increase to the property owners.
- Scheduling the next joint POA/CDD meeting for next Thursday.

Discussion ensued regarding when to hold the next joint meeting, the budget, issuing violations to property owners for failure to maintain palm trees.

Mr. Adams stated, as a point of order, this was not the time to speak about the budget; the budget public hearing would occur later in the meeting, at which point residents would have an opportunity to comment on the proposed Fiscal Year 2022 budget.

Resident Prashant Bodhe believed that the Board previously approved the hockey rink and suggested utilizing the \$10,000 “Facilities” line item towards cricket field construction. He asked the Board to consider moving up Agenda Item 12CI, “Cricket Field Update”, for discussion immediately after public comments.

Resident Luise Burman recalled that, during the 2020 General Election, the CDD had a polling precinct on property for the first time. The Supervisor of Elections' (SOE) office was pleased with the results and recently contacted her and Mr. Burman regarding whether the CDD will allow on-site voting at the Beach Club again for the 2022 and 2024 elections. Ms. Burman asked the Board to consider allowing the polling precinct, as it makes voting and registering to vote easier and greatly benefits residents. Mr. Castillo stated this would be discussed later in the meeting.

Resident Carlos Guzman asked if the strip of land between the sidewalk and the roadway is CDD property and if he could plant hedges in that space. Mr. Adams stated that the strip of land is within the road right-of-way (ROW) and property owners are responsible for maintaining to the edge of the curb and, even though the CDD has the underlying title for the road ROW, property owners are bound to the Declarations and Covenants and deed restrictions of the HOA. Discussion ensued regarding tree responsibilities, uniformity of maintenance and whether a homeowner who planted several bushes and trees around his home obtained advanced DRC approval. Mr. Adams stated that this is an HOA issue, not a CDD matter.

Resident Don Reich commended Ms. Schewe for hiring Kurt, who, in his opinion, is a phenomenal pool attendant who was doing a good job. He felt that the health of the lake improved since aerators were installed.

Resident Mark Hansen stated he and his wife have lived in Cory Lake Isle (CLI) for over three years and love the neighborhood. They especially like the light pink and grey brick-paved streets, which make the neighborhood unique and upscale; however, some of the streets are scarred with poorly-done repairs. He was recently informed by Mr. Shah that the contractor assured that the bricks to repair pavers would be the exact color of the original bricks and that completely replacing all of the streets in CLI, at a \$30 million cost, might be under consideration. Mr. Hansen voiced his disagreement and proposed engaging a new contractor to make the paver repairs and foregoing road replacement, as, in his opinion, it would be too disruptive and costly and 98% of the streets are still pristine. Mr. Hall stated the contractor that is currently making the paver repairs is the same contractor that initially installed the pavers and the company that manufactures the pavers is the same company that manufactured the original pavers; therefore, everything is being done by the original companies that originally installed the roadways. Mr. Hansen stated he had photographic examples of poorly-done

repairs and could forward them to the Board and Staff. Mr. Castillo stated all photographs should be forward to Mr. Hall. He asked Mr. Hall to compare and contrast the difference in the color of the pavers that were replaced and present his findings at a future meeting.

Resident Parag Shah asked for an explanation of the guest entry process at the gates. Ms. Schewe stated the Post Orders state that, if a resident is not home, the guard should leave a voicemail message, if possible, take down the visitor’s information, scan the ID and tags and grant access if desired. Mr. Parag Shah expressed his opinion that residents are not comfortable with the entry process and asked why there is not a policy of turning visitors away if a resident is not home. Discussion ensued regarding the tax-exempt status of the roads, 24-hour manned security, property values and Envera.

Resident Kara Greco stated she understood why the entry process changed but questioned why the CDD did not communicate it to residents. She felt that this process causes some residents to have a false sense of security and visitors named on the “No Entry” list are on it for specific reasons. Her family has an individual on the “No Entry” list and she found it is extremely unsettling and disturbing that the person could come into contact with her children if she and her husband happen to not be home. Mr. Castillo stated that it was in the best interest of the community to not publicize the policy; the Board’s goal is to keep everyone safe.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams recalled that, at the last meeting, the Board authorized noticing an assessment level increase up to \$2,630, the total proposed O&M assessment level was \$2,468.20. The difference was that \$159 was added for the financing of \$700,000 worth of capital improvements. The money to finance the capital improvements was mistakenly counted

in twice and the current amount is \$160 less than what was noticed; the O&M amount of \$2,630 that was noticed to everyone should actually be \$2,468.20, which is good news.

Mr. Adams responded to questions regarding the two primary expense items that caused the assessment increase, namely reconstruction of the stormwater outfalls and roof replacements at the Beach Club and the two guardhouses, along with questions about the per unit assessment amount, loan refinance and the best way to communicate the O&M assessment increase to property owners. Mr. Adams would send an e-blast regarding the assessment increase. Mr. Shah stated it was very important that property owners know where the funds would be allocated and asked Mr. Adams to include a paragraph explaining how the funds would be expended. Mr. Adams stated he would not go into detail as it can be confusing; he will only list the “high” points.

Mr. Castillo opened the public hearing.

Resident Rudy Pilger asked for an explanation of the assessment increase in simple terms. Mr. Adams stated the CDD will be financing \$700,000 for two high-cost items, which was discussed earlier; \$159 of that assessment will be taken out for at least the next five years and the rest would ebb and flow. Asked if residents could pay it separately, Mr. Adams stated there is no separate billing; the CDD uses the uniform method of assessing and collecting assessments via the County property tax bill, which guarantees the CDD will receive its revenue.

Resident Rich Carpenter asked if all or some of the weirs would be reconstructed. Mr. Castillo stated the plan is to repair all the weirs. Mr. Adams stated he conferred with the District Engineer regarding different approaches to reconstruct the structures, rather than the traditional approach. The District Engineer was considering two approaches that would have the same life expectancy but would be more cost-effective. He discussed trucking concrete out on barges, utilizing bulkhead contractors, sheet piling, using composite material for seawall repair, cost-savings and being able to prepay the loan. The weirs are being reconstructed for permitting and compliance purposes.

Resident David Burman voiced his concerns that the Fiscal Year 2022 budget does not reflect previous CDD Board discussions regarding gym and road repair expenditures. He felt that the Board should have included those items to ease those costs onto residents rather than all at once. Discussion ensued regarding issuing bonds to finance the roads versus commencing a savings plan and current bond interest rates.

Resident Carlos Guzman asked if the City of Tampa (COT) would contribute to the road repairs. Mr. Adams stated the COT would not contribute anything for the roads; the COT's portion would be to repair the sewer only.

Mr. Castillo closed the public hearing.

Mr. Adams presented Resolution 2021-06.

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Mailed Notice(s) to Property Owners

A sample Mailed Notice to property owners was included for informational purposes.

C. Consideration of Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams stated Resolution 2021-07 is the assessment levying resolution, which takes into consideration the newly-adopted budget and the assessment levels contained therein and directs the District Manager to prepare a lien roll to be transmitted to the Tax Collector for placement of the assessments on the property tax bill the first week of November.

Mr. Castillo opened the public hearing.

Referencing a handout of a letter to the Board, from Mr. A. J. Forbes, objecting to the assessment increase, Mr. Castillo stated the actual increase amount is \$318, not the \$480

reflected in the letter, and, although the Board sympathizes with Mr. Forbes' complaint, it had no other choice.

Mr. Castillo closed the public hearing.

Mr. Adams presented Resolution 2021-07.

On MOTION by Mr. Acoff and seconded by Mr. Castillo, with all in favor, Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

Mr. Acoff asked about the CDD Treasurer. Mr. Adams explained that Mr. Craig Wrathell is the CDD Treasurer and he is also the President of Wrathell, Hunt and Associates, LLC (WHA). Mr. Jeff Pinder is the CDD Assistant Treasurer and he is also the Controller at WHA. Both he and Mr. Wrathell serve as CDD Assistant Secretaries to handle the CDD's day-to-day business.

▪ **Update: Cricket Field**

This item, previously Item 12CI, was presented out of order.

Mr. Hall presented Forever Lawn Estimate #4546, which was the only company that would provide turnkey warranty and installation; the entire project would cost \$9,750.

Mr. Hall responded to questions regarding whether other proposals were sought, Forever Lawn, the exact cricket field location, whether there is sufficient open space for the cricket field, a layout of the construction, minimizing risk and protecting the neighborhood.

Mr. Adams stated the cricket field would be financed with \$10,000 that was previously-reserved for hockey rink improvements. Ms. Haque asked if utilizing those funds for the cricket field would affect the usability of the hockey rink. Mr. Adams stated, with six weeks left in the Fiscal Year 2021 budget year, the Board could proceed with construction of the cricket field and defer the hockey rink improvements to the Fiscal Year 2022 budget year. Mr. Hall stated the hockey rink project was previously approved. Mr. Adams stated excess funds under "Building equipment maintenance and repair" could be used for the hockey rink. Discussion ensued regarding tree removal, the items on the LAF recommendations list and September invoices.

On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, the Forever Lawn Estimate #4546 to construct a cricket field in the open space behind the tennis courts, in the amount of \$9,750, was approved.

SEVENTH ORDER OF BUSINESS

Update: Holiday Lighting

Mr. Hall stated presented the \$66,420 Illuminations Holiday Lighting proposal and a pricing matrix for 2021. The contractor is offering a 5% discount for a three-year contract and, in addition to the discount, he was willing to meet the CDD’s \$60,000 budgeted amount by deferring \$3,420 from the first year to the second year.

Discussion ensued regarding the three-year contract, different lighting options in the proposal, such as year-round downlights, and the streetlights.

On MOTION by Mr. Acoff and seconded by Mr. Castillo, with all in favor, the Illuminations Holiday Lighting proposal for holiday lighting and decorations, in the amount of \$66,420, was approved.

EIGHTH ORDER OF BUSINESS

POA Update/Report

This item was presented during the Fourth Order of Business.

NINTH ORDER OF BUSINESS

Committee Reports

A. Security

Mr. Acoff voiced his opinion that Allied Universal (Allied), the CDD’s security contractor, should attend regular meetings. Ms. Schewe stated she received an emailed proposal from Allied, entitled “2022 Pricing” one hour prior to the meeting and informed the representative that it would not be included on the agenda. Mr. Castillo asked for the Allied proposal to be posted on the SB. Discussion ensued regarding the Allied price increase, recent vehicle break-ins, the recent Neighborhood Watch meeting and the TPD.

Referencing the emailed proposal, Mr. Hall stated that Allied is seeking to increase the annual price from \$340,000 to \$445,000, which is a \$105,000 increase. Allied would like to raise the starting pay for entry level guards to \$13 and to \$16 for the supervisor. Mr. Castillo noted that is almost a 25% increase. Mr. Shah suggested engaging another security company.

Discussion ensued regarding the hourly rates for security guards and supervisors, competitive pay, restructuring changes at Allied, the current contract with Allied, negotiating with Allied and approving the proposal to retain quality employees like Linda Davis, who has been with the CDD for 11 years. Mr. Castillo asked Staff to issue a public records request to see what other security contractors charge their clients. Mr. Adams would include the Allied price increase as a discussion item on the next agenda and invite the Allied representative to the next meeting to negotiate the increase amount. If the Board is unsatisfied with the outcome and decides to engage another contractor, Staff could be authorized to advertise a Request for Proposals (RFP).

B. Landscape Aquascape Facilities

The August 2, 2021 LAF Committee Meeting Minutes were included for informational purposes.

Mr. Carpenter stated the LAF Committee’s recommendation was that the CDD discontinue the policy of replanting certain palm trees on easements and that, once a current street tree dies, no tree should be planted in the easement.

Discussion ensued regarding the LAF Committee’s recommendation, the purpose of the street trees, diseased trees, oak trees, phoenix palms, Sylvester palms, Sabal palms and root system damage to the brick pavers.

Mr. Shah expressed concern about untrimmed palm fronds possibly injuring pedestrians and bicyclists that utilize the sidewalks. Mr. Hall would invite the LMP Supervisor on site for a drive through in the community. Mr. Castillo asked Mr. Hall to follow up with the University of Florida (UF) for recommendations about viable solutions for diseased palms.

C. Spirit Committee

There was no report.

TENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: July 15, 2021

- I. Summary of Motions**
- II. Staff Directives**
- III. Regular Meeting**

The following changes were made:

Line 65: Chante “residents.” to “residents, but keep in mind we are limited in ability to assist.”

Line 201: Change “Mr. Forbes’ house” to “a resident’s house”

Line 204: Change “bridge” to “Cross Creek bridge entry”

Line 167: Insert “potential” before “construction”

Line 310: Delete “tests and” after “COVID”

Line 131: Change “trees” to “tree weeds”

B. LAF Committee: August 2, 2021

C. Sunshine Board Online Workshop: July 16, 2021 to August 18, 2021 (*to be provided under separate cover*)

D. Other

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the July 15, 2021 Board of Supervisors Staff Directives and Summary of Motions, as presented, the Regular Meeting Minutes, as amended, the August 2, 2021 LAF Committee Meeting Minutes and the July 16, 2021 to August 18, 2021 Sunshine Board Online Workshop, as presented, were approved.

▪ **Discussion: Polling Precinct at the Beach Club**

This item was an addition to the agenda.

Mr. Hall stated he received an extension request for authorization from the CDD to utilize the Beach Club as a voting precinct for the upcoming local and general elections. Mr. Shah asked Staff to post all extension requests on the SB, going forward. Mr. Acoff voiced his support for the polling precinct. Mr. Fontcha stated, although he liked the convenience of voting at the Clubhouse, he did not care for the antagonism from those with opposing views and would rather vote at the local library next time. Mr. Castillo felt that having the polling precinct on site divides rather than unites the community; therefore, he felt that it should be discontinued. Mr. Shah discussed the altercations that occurred within the community on election day. Ms. Haque mentioned the many requests from residents to keep the polling precinct and voiced her opinion that on-site voting is a gift and the Board has an opportunity to give this gift to its neighbors. Mr. Adams polled the Board.

On MOTION by Mr. Fontcha and seconded by Mr. Shah, with Mr. Fontcha, Mr. Shah and Mr. Castillo in favor and Ms. Haque and Mr. Acoff dissenting, ceasing utilization of the Beach Club as a voting/polling precinct, was approved. (Motion passed 3-2)

▪ **Staff Reports – District Engineer: *Johnson Engineering, Inc.***

This item, previously Item 12A, was presented out of order.

Mr. Adams reported the following:

- Mr. Chang is working on the value engineering for the major outfall structures.
- Mr. Chang was commencing work on the layout and cost opinion of utilizing the Meadows as a potential future gym location.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2021

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2021.

The financials were accepted.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

This item was presented following the Tenth Order of Business.

B. Office Administrator: *Amanda Schewe*

Ms. Schewe presented the August Administrative/Events Report. She responded to questions regarding the effect of COVID on event turnout, the Spring Festival and the next International Food Festival.

C. Facilities Manager: *John Hall*

Mr. Hall presented the July Facilities Manager Report.

I. Update: Cricket Field

This item was addressed following the Sixth Order of Business.

II. Location of Manholes and Those That Have Settled

Mr. Hall stated Staff was working on scheduling meetings with the City Council and City Sanitary Sewer staff.

Mr. Shah stated he had a productive meeting with a City Councilman on August 11th, and provided several emails between CDD Staff and the Sanitary Department. Upon following up today, Mr. Shah was informed that CDD Staff had not contacted City Officials. Mr. Adams stated he wanted to get Board Members' availability before contacting City officials. Mr. Shah stated the City would like to schedule a three-way meeting at the Clubhouse with the CDD Supervisors, CDD Staff, District Manager, the Councilman and Sanitary Department staff. There was a "Plan B", if nothing is accomplished. The Board and Staff discussed potential evening meeting dates. Mr. Adams stated the meeting would be a one-subject, information-sharing meeting between the City and the CDD. Asked what CDD Staff is looking for, Mr. Hall stated Staff would like to know how the manholes would be addressed. Asked if the District Engineer would be in attendance, Mr. Adams replied affirmatively. Discussion ensued regarding the number of manholes to be repaired, inspections, a third-party review, independent Engineer reports, independent road sampling and the reasons for the roadway depressions/separations.

III. Update: Weir Structure Proposals

This item was addressed during Item 12A.

Asked for an update on the Capri drainage easement violations, Mr. Hall stated the City would contact Kolter and Ryan Homes to inquire about their plans for the areas with drainage issues. Mr. Castillo expressed his opinion that the foam at the Cross Creek entrance was an eyesore. Mr. Hall would inspect and amend the foam. Mr. Fontcha asked for an update about a mailbox for a homeowner. Mr. Hall stated Allied ordered a new mailbox and it was in progress. Discussion ensued regarding perceived poor service from the Allied guards. Mr. Adams would have District Counsel draft and send a legal letter to Allied.

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

- **NEXT MEETING DATE: September 16, 2021 at 6:00 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the September 16, 2021 meeting.

THIRTEENTH ORDER OF BUSINESS

Other Business

Mr. Acoff asked for a timeline for the well project. Mr. Hall stated it would most likely commence in December or January. Discussion ensued.

Ms. Haque felt that the daytime security guards were not really guarding and asked if the guards could be replaced by CDD staff. Discussion ensued.

FOURTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Burman stated the SOE office has, for years, wanted to have a polling precinct in CLI. He asked the Board to reconsider its decision to discontinue having a voting precinct at the Clubhouse, as he felt that it is a service to the community, especially since the community is getting older and it is easier for older residents to vote on site. Mr. Shah stated the next polling/voting location is not too far away and only 233 people voted at the Clubhouse during the previous general election.

Ms. Burman stated that she would hate to see her neighbors' civic responsibility and what she perceived as their civic privilege taken away by the discontinuation of on-site voting and suggested posting behavioral guidelines at the Beach Club and hiring a private security firm to keep the peace at election time. Discussion ensued regarding the altercations on election day, the Board's decision, security guards and the police.

Resident Anoop Reddy voiced his opinion that there was too much disharmony in the community to have a polling precinct.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisor's requests.

SIXTEENTH 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