

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

The Board of Supervisors of the Cory Lakes Community Development District and the Board of Directors of the Cory Lake Isles Property Owners Association held a Joint Meeting on September 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 and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/82176382112>, and telephonically, at 1-929-205-6099, Meeting ID: 821 7638 2112, for both.

Present from the CDD Board were:

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Sheila Haque (via Zoom)	Assistant Secretary
Rene Fontcha (via Zoom)	Assistant Secretary

Present from the POA Board were:

Harry Ramphal	President
Anoop Reddy (via telephone)	POA Member
Dharmesh Shingala (via telephone)	POA Member
Sheryl Springer	POA Member/Security Committee

Also present were:

Chuck Adams	CDD District Manager
Amanda Schewe	CDD Office Administrator
John Hall (via telephone)	CDD Facilities Manager
Ciara Willis (via telephone)	POA Counsel
John Rowles (via telephone)	POA Manager
Rich Carpenter	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the joint meeting to order at 6:00 p.m. For the CDD, Supervisors Castillo, Shah and Acoff were present, in person. Supervisors Haque and Fontcha were

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

attending via Zoom. For the POA, Mr. Ramphal and Ms. Springer were present in person. Mr. Rowles, Mr. Reddy and Dharmesh Shingala were 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.

SECOND ORDER OF BUSINESS**Opening Comments**

Mr. Castillo voiced his expectation for a productive and peaceful joint meeting and voiced his opinion that all meeting attendees were present for the same reason, which was to have a beautiful, thriving and safe neighborhood.

THIRD ORDER OF BUSINESS**Public Comments (*agenda items*) [3 minutes per speaker]**

Resident Rich Carpenter presented photographs and expressed his opinion that several hedges and shrubs are overgrown, have spread onto the sidewalks and are in need of trimming. He asked if the landscapers could be asked to trim back the shrubs near the sidewalks.

Mr. Castillo asked POA Staff to introduce themselves.

POA Property Manager John Rowles stated he is employed by Condominium Associates and has approximately 15 years of experience in property management. Asked if he works full time at Cory Lake Isles (CLI), Mr. Rowles replied affirmatively.

POA Counsel Ciara Willis stated that she is employed by Bush Ross and previously attended several joint POA/CDD meetings.

POA President Harry Ramphal commented that the POA was pleased to have a full-time Property Manager and stated that residents who recently received violations and would like an extension, should contact Mr. Rowles.

FOURTH ORDER OF BUSINESS**Discussion Items:****A. Canary Palms**

Mr. Acoff voiced his opinion that several of the canary palms are depressed and unsightly, grasses and shrubs are overgrown and branches and palm fronds are falling from trees. He felt that it should be mandatory to set landscaping standards and communicate them to LMP. He suggested asking for a rebate from the contractor, as there were major issues with the landscaping. In his opinion, homeowners should take personal ownership of the property and not leave everything up to the CDD and/or the POA to resolve.

Mr. Ramphal stated the premise of the CDD taking over palm trimming was to prevent the spread of disease but it is not working and several trees are dying. He proposed pruning the palms three times per year instead of two.

Mr. Castillo asked if the POA would be issuing violations to homeowners who do not maintain the canary palms in front of their properties in between the CDD's current trimming schedule of May and October.

Mr. Ramphal stated the CDD assumed full maintenance of the trees in 2008. Mr. Hall clarified that the CDD never took over full maintenance of the trees; the agreement was for the CDD to facilitate two trimmings per year and to keep the right-of-way (ROW) and the sidewalks clear.

Discussion ensued regarding homeowner responsibilities to maintain trees in between cuts, fertilize the tree rings of the canary palms and for tree removal and replacement. Opting out of the tree program, increasing the CDD's trimming schedule from twice to three times per year, trimming costs per cut, funding a third forced cut, trimming the palms at 9:3 versus 10:2, phoenix palms, overgrown reclinatas being a safety hazard and POA enforcement, were also discussed.

Asked if the POA would issue violations for dried out tree stumps and unkept reclinatas, Mr. Ramphal replied affirmatively. Mr. Hall was directed to request that the trees be cut at 10:2 so that the cut would last longer.

B. Speeding

Mr. Ramphal stated speeding within the community is discussed extensively during Security Committee meetings and speeding is the reason for the continued Florida Highway Patrol (FHP) presence in CLI and the issuance of several violations. The POA has not been

receiving reports from the CDD, as per an open agreement between the two entities, and asked that the CDD resume sending reports to the POA Board and Mr. Rowles.

Discussion ensued regarding issuing violations based on the drivers' speed count, fining criteria, fining authority, directing the POA and CDD Attorneys to review and update the covenants and the speed camera being in need of calibration.

Asked if the camera near the lift station is operational, Mr. Hall replied affirmatively and stated, although Envera has been slow to transmit reports, CDD staff has been sending warning letters to resident drivers caught speeding. Asked if the violation sent by CDD staffs require an action, Ms. Willis stated the POA has been sending violation letters as well and, if the violation letters are ignored, subsequent letters are sent, after which the resident driver must appear before the POA's Covenant Committee. Both Boards agreed to continue sending letters to resident drivers caught speeding.

Mr. Forbes commended the POA and CDD Boards on their willingness to work together to bring the speeding situation under control and asked for an update on obtaining a second camera for the collection of speeding data. Mr. Castillo stated the purchase of the second device was paused due to a lack of enforcement by the previous POA Board and suggested continuing to hold off on purchasing a second camera until a program instituted by the new POA Management Company is successful.

C. Lake Maintenance

Mr. Ramphal stated a resident recently contacted the POA with a complaint that one side of the lake was infested with insects and he referred the resident to CDD staff. He recalled that, in 2007, there were several complaints of mosquitoes at the lake and unruly jet skiers and boaters on the lake and asked which entity is responsible for addressing speeding jet skiers and boaters.

Ms. Schewe stated she receives complaints of boaters speeding on the lake. She noted that the CDD does not have a registry of CL numbers of boat registrations and the POA is responsible for curtailing boat speeding and the CDD is responsible for maintaining the lake.

Discussion ensued regarding the lake maintenance contractor, obtaining CL numbers, the HOA's lake covenants, floating weeds and the CDD revoking a residents' boating rights for

speeding in the past. Mr. Castillo asked for clarification of what the POA can and cannot enforce in relation to boats, how to get CL numbers and if a camera would be obtained to monitor the properties on the lake. Mr. Ramphal stated the POA would share the boat enforcement information with the CDD.

D. Sidewalks

Mr. Ramphal felt that some of the sidewalks are a trip hazard and asked who is responsible for the sidewalks. Mr. Hall explained that between each home is a swale that drains to a lake or to the front and when concrete is poured for a sidewalk there is a curving that results in a "V" and, unless the homes are built at the same time by the same builder, the sidewalks will not be uniformly-poured so some were leveled and some were not. Staff is trying to remediate the worst cases but a special assessment would be necessary to level all the sidewalks at one time. Mr. Shah expressed his opinion that this is a safety issue requiring the imposition of a special assessment to pay for it.

Discussion ensued regarding the current budget, the CDD's responsibility for sidewalk maintenance, sidewalk repair costs, vehicles blocking and/or parking on the sidewalks and FHP enforceability.

Mr. Ramphal asked if the CDD could send a communication asking residents to not block the sidewalks with their vehicles. Ms. Schewe would send an eblast. Mr. Shah suggested that the CDD direct the rover to place yellow stickers on vehicles blocking sidewalks. Mr. Ramphal stated the POA would contact residents and let them know they cannot block the sidewalks.

Mr. Forbes asked if there was any way to penalize Envera for the delays in submitting speeding reports to the CDD. Mr. Adams stated Staff would inquire about the lack of reports; if the CDD is being charged for the service, it has every right to expect submission of the reports in a reasonable amount of time. Mr. Acoff stated the verbiage in the contract must be revised to stipulate when reports are due. Mr. Adams would check the Envera contract verbiage for a deliverables clause and report his findings.

E. Neighborhood Security

Resident Sheryl Springer reported the following:

- The Neighborhood Watch team is being considered for an award by the City of Tampa.

- Recent Vehicle Break-ins: TPD recommends that CLI residents not leave purses or any valuables in plain sight to deter vandals.
- A cleanup event is scheduled for Saturday at Branchton Park at 8:00 a.m.; volunteers are welcomed and should sign up with Tampa Bay Beautiful (TBB).

Mr. Acoff noted that some of the home exteriors and mailboxes have faded and need to be repainted and trash cans are being left out, which he felt takes away from the community, and need to be addressed.

Discussion ensued regarding overgrown landscaping on certain properties, homes in need of painting, paint colors, approval by the Design Review Committee (DRC), roof replacement by the HOA, gate maintenance and homestead-exempted properties.

FIFTH ORDER OF BUSINESS**Other Business**

Mr. Shah suggested scheduling another joint meeting in two or three months. He thanked the POA Board for their agreement to enforce fines for dead trees and stumps. The next joint meeting would be held in January 2022. The discussion topics will include the following:

- Street Tree Trimming Update
- Speeding Update
- Sidewalk Blocking by Vehicles
- Update: Yellow Stickers on Vehicles
- Mr. Hall: Monitor Cuts and Speeding and Forward Lake Maintenance Inspection Data to the POA.

SIXTH ORDER OF BUSINESS**Public Comments (*non-agenda items*)**

Mr. Carpenter expressed his opinion that the lake maintenance company has been doing a great job and is keeping the lake beautiful.

Discussion ensued regarding vehicles blocking the sidewalks, the covenants and the Fall Festival event in October.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 8:05 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

CORY LAKES CDD

September 15, 2021

Cory Lakes
Secretary/Assistant Secretary



Chair/Vice Chair