

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on September 16, 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/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 (via telephone)	Office Administrator
John Hall	Facilities Manager
Christopher Ruiz (via telephone)	Allied Universal (AU)
Steve Small	LMP
Harry Ramphal	Resident/POA President
A.J. Forbes (via telephone)	Resident/Security Committee member
Rahm Goel	Resident
Carlos Guzman	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:22 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.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

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

Mr. Castillo thanked Mr. Ramphal and the POA for organizing the recent joint POA/CDD meeting and stated that the CDD looks forward to working with Mr. John Rowles, the new POA Property Manager, and with Community Associates to beautify the community. The CDD is enthusiastic about partnering with the POA to improve the quality of life in the community. The outlook is very bright despite the challenges discussed during the joint meeting. He encouraged residents to join the CDD and the POA in bettering the community and to express their concerns.

**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 Carlos Guzman read from a letter addressed to the Florida Commission on Ethics Board regarding an incident that occurred on November 3, 2020, wherein he alleges that he was threatened by the Board Chair for comments made on social media. Mr. Castillo stated that the Florida Ethics Commission has already disregarded the incident and voiced his opinion that Mr. Guzman does not want peace, as he seems intent on holding grudges.

Mr. Guzman provided the written complaint for the CDD record.

**FIFTH ORDER OF BUSINESS**

**Discussion: Allied Universal Protection Service, LLC, Price Increase**

Mr. Adams introduced Mr. Christopher Ruiz, of Allied Universal (AU).

Mr. Ruiz reported the following:

- October 1<sup>st</sup> is the federal government's deadline for minimum wage increases.
- AU was requesting a pay rate increase from \$11 to \$13 per hour for security officers, due the minimum wage mandate, high cost of living and increasing inflation rates.
- The City of Tampa and Hillsborough County are currently the third most desirable County and City to reside in within the United States; a modest apartment costs \$1,250 per month.

- The federal mandate wants all AU accounts to go to \$15 per hour but, based on the CDD’s budgetary constraints, the \$13 increase would give CLI another year, based on the yearly mandate up to 2026.
- Staffing has been an issue due to the lower pay rate. Seven security officers resigned within the past month and three new officers would start tomorrow.
- AU has been pulling officers from other clients but increasing the pay rate would stop the augmenting of officers from other clients.
- The pay increase would allow AU’s pay rate to be market-appropriate for Hillsborough County and enable AU to recruit and staff effectively.

Mr. Ruiz responded to questions regarding a recent Board-approved rate increase for security guards, providing supporting data, competing in the Hillsborough County job market and hiring/staffing challenges.

The Board and Staff discussed increasing the pay rate by \$2, the recent assessment increase, imposing an additional assessment, the budget cycle and negotiating with Mr. Ruiz.

Mr. Adams stated, per his investigation on the internet, the average hourly pay in the Tampa Bay area for guard gate keepers is \$13, which is 7% lower than the national average. Mr. Castillo asked Mr. Ruiz to attend the next meeting to present supporting data for the increase request and to present two or three options to the Board. Mr. Adams stated the Board would also like to discuss security officers’ uniforms at the next meeting. Mr. Ruiz would bring uniform samples to the next meeting, along with a few supervisors.

**Mr. Ruiz left the call.**

**Public Comments resumed.**

Resident Rahm Goel requested approval to construct a balcony in the back of his house on Bahama Isle and stated he previously sent the drawings to Mr. Rowles. Mr. Castillo stated Mr. Rowles is with the POA and the approval request should be requested from the Design Review Committee (DRC), which meets on the second and fourth Wednesday of each month.

**SIXTH ORDER OF BUSINESS**

**POA Update/Report**

Mr. Ramphal reported the following:

- The recent POA/CDD meeting was a success. There is a renewed commitment for the two entities to work together to improve the community.
- The POA would be sending violation letters, as properties are oftentimes not cared for unless a violation letter is received by the property owners.
- There is only so much that the POA can control, which was discussed at the POA/CDD meeting.
- Mr. Ramphal suggested imposing a special assessment to facilitate the minimum wage increase for security guards.

**SEVENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Mr. Forbes reported the following:

- There has not been any in-person Security Committee meetings since the pandemic started; however, the Committee is working behind the scenes with Mr. Hall and Neighborhood Watch (NW) and is monitoring speeding, police activity and vandalism in the community.
- Everything seems to be holding; nothing is extreme.
- Regarding the AU rate increase proposal, the Committee felt that the CDD should consider eliminating the guards completely and switching to virtual guards, through Envera.

**B. Landscape Aquascape Facilities**

Mr. Hall stated, although minutes were submitted to Management, there was no recent LAF Committee meeting. Asked to comment on the questions posed on the LAF Committee minutes regarding adding sand to the volleyball courts and plant/tree replacement, Mr. Hall stated a few proposals were previously approved for plant replacement.

Discussion ensued regarding LMP being short-staffed and months behind on the landscaping, the reserves, a budget amendment, overages, plant replacement, landscape inspections and palm frond maintenance.

**C. Spirit Committee**

There was no report.

**EIGHTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: August 19, 2021**

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

The following changes were made:

Lines 56 and 58: Change “Carmena &” to “Condominium Associates”

Lines 64 through 65: Delete “and the lack of mutual respect between certain Supervisors and residents”

Line 69: Change “cricket field” to “hockey rink”

Line 267: Change “\$373,000” to “\$340,000”

Line 408: Change “seven miles” to “not too far”

**B. LAF Committee: September 2, 2021**

**C. Sunshine Board Online Workshop: August 20, 2021 to September 14, 2021 (to be provided under separate cover)**

**D. Other**

**On MOTION by Mr. Shah and seconded by Mr. Castillo, with all in favor, the August 19, 2021 Board of Supervisors Staff Directives and Summary of Motions, as presented, the Regular Meeting Minutes, as amended, the September 2, 2021 LAF Committee Meeting Minutes and the August 20, 2021 to September 14, 2021 Sunshine Board Online Workshop, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2021**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2021.

Discussion ensued regarding the surplus fund balance, increase-to-fund balance, year-to-date actual, Unassigned amount and the budget process. Mr. Adams stated the construction fund would be closed and the ending fund balance of \$3,538, on Page 8, would be transferred to the general fund, which would be reflected as miscellaneous income on the next financials.

Mr. Shah asked if the Board could address a recent comment on the Sunshine Board regarding mask-wearing. Discussion ensued about mandating masks for CDD Staff and security

guards. The Board consensus was for CDD staff to wear face masks and for Mr. Hall to verify AU's mask policy with AU leadership and report his findings at the next meeting. Mr. Adams recommended avoiding legal liability by posting signage that reads, "The CDD strongly recommends residents wear face masks in common areas."

The financials were accepted.

## TENTH ORDER OF BUSINESS

### Staff Reports

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

Mr. Adams stated the District Engineer is still working on a site development plan and Mr. Chang would attend the September 29, 2021 joint CDD/City meeting with Councilman Viera.

#### B. Office Administrator: *Amanda Schewe*

The September Administrative/Events Report was presented.

#### C. Facilities Manager: *John Hall*

Mr. Hall presented the September Facilities Manager Report.

Mr. Hall responded to questions regarding the pavers, Clubhouse Halloween decorations, Clubhouse roof repair, landscape maintenance, irrigation, LMP's service, Capri Isle drainage issues, roofing proposals and challenges encountered purchasing a patrol vehicle.

Mr. Adams stated, regarding roof replacement, he would present a term sheet at the October meeting and loan documents at the November meeting so the roof replacement at the Clubhouse could commence after the holidays.

Discussion ensued regarding the roofing projects, metal roofs, roofing proposals and developing a strategy for the CDD's meeting with the City. Mr. Castillo stated it is important for the CDD to present a list of projects that were promised by the City that never materialized.

Mr. Hall was asked to compile a timeline of events and projects over the years that the City failed to deliver. Mr. Adams would coordinate with Mr. Hall and Mr. Chang to prepare a PowerPoint presentation for the joint meeting with the City.

- **Update: Cricket Field**

There was no update.

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

- **UPCOMING MEETING DATES:**

- I. **September 29, 2021 at 6:00 P.M. – Meeting with Councilman and Water Department**

Mr. Adams confirmed that he would attend and record the meeting via Zoom.

- II. **October 21, 2021 at 6:00 P.M. – CLCDD Regular Meeting**

- **QUORUM CHECK**

Asked about the results of public records requests regarding what other security contractors are charging, Mr. Adams stated his review of “Salary Survey” revealed that the average starting pay for un-armed security guards is \$13 per hour, excluding taxes and benefits. His recommendation was for the Board to meet AU halfway by increasing the pay from \$11 to \$12 per hour.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There was no other business.

**TWELFTH ORDER OF BUSINESS**

**Public Comments (*non-agenda items*)**

Discussion ensued regarding the AU rate increase and circulating a Request for Proposals (RFP).

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

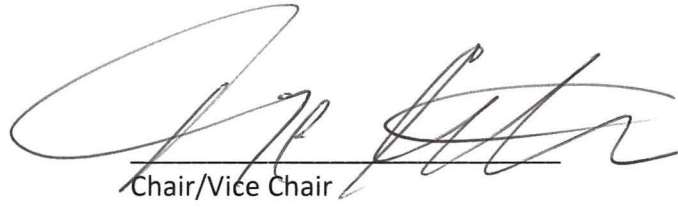
Mr. Shah stated he received requests for the CDD to look into facilitating booster shots at the Clubhouse. The Centers for Disease Control (CDC) has yet to publicize when the general public can receive booster shots but, when they do, he would coordinate with his contact and Ms. Schewe to offer booster shots to residents.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 8:45 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair