

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on October 21, 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 | Assistant Secretary |
| Rene Fontcha | Assistant Secretary |

Also present were:

| | |
|-------------------------------|------------------------------------|
| Chuck Adams | District Manager |
| Phil Chang (via Zoom) | District Engineer |
| John Hall | Facilities Manager |
| Steve Small | LMP Landscape Maintenance |
| A.J. Forbes (via telephone) | Resident/Security Committee member |
| Manish Patel | Resident |
| Cindy McIntyre | Resident |
| Carlos Guzman (via telephone) | Resident |
| Brian Little | Resident |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:00 p.m. All Supervisors were present, in person. 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.*

There were no opening remarks 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 Manish Patel asked the Board to consider changing the fountain activation time from 7:15 a.m. to 8:00 a.m. His home is in close proximity to the fountain and the 7:15 a.m. activation time disrupts his morning yoga. Asked if he spoke to his neighbors in Capri Isle regarding requesting a change in the fountain's hours of operation, Mr. Patel replied affirmatively and stated no one had an issue with it.

It was decided that Mr. Hall would change the fountain hours of operation to 8:00 a.m. to 8:00 p.m.

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

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

I. Update: Site Development Plan

II. Drainage Structures Redesign Proposal

Mr. Chang presented Work Authorization #2022-002 for Drainage Structure Redesign. He discussed the background of the concrete structures/weirs in the northwest portion of Cory Lake Isles (CLI), difficulty obtaining quotes for the weir repairs, Engineering's plan to rebuild the weirs using sheet pilings, Southwest Florida Water Management District (SWFWMD) permitting and design, survey services, construction plans and fees. The total cost would be \$54,750.

The Board and Staff discussed the cost of the project, Mr. Chang's' difficulties in finding a vendor, contractor feedback, change in the flow, the SWFWMD, permitting rules, advantages and disadvantages of using sheet pilings versus concrete and sheet pile availability in light of the supply chain back up. The monthly or annual maintenance costs, delaying the project, providing sample drawings or exhibits of similar repairs and equivalent project costs, going out to bid, the bidding threshold and project timeline were also discussed.

Mr. Chang would adjust his proposal and email a revised cost opinion and sample exhibits of similar repairs to the Board prior to the next meeting.

FIFTH ORDER OF BUSINESS

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

A. Supporting Data for Increase Request

B. Security Officers Uniforms

Mr. Adams noted that no representative from Allied Universal Protection Service, LLC (Allied) was in attendance in person or via telephone. Discussion ensued regarding Allied personnel, previous issues with security providers, security officer uniforms and whether it is time to engage another contractor.

▪ Update: Landscape Activities

This item was an addition to the agenda.

Mr. Steve Small, of LMP, reported the following:

- Palm tree trimming in the common areas would be completed within a week.
- The resident palms would be trimmed the following week, including fern-shaping, fertilization and mulch installation.
- The palms are being trimmed at 10:2 under 10' clear trunk, per the residents' and the Board's request, instead of per OLM's recommendation of 9:3 over 10' clear trunk.
- The annuals would be installed tomorrow.

Mr. Small responded to questions regarding tree trimming criteria, tree height, OLM's recommendations, the Morris Bridge monument, lighting at the Cross Creek and Morris Bridge entrances, palm frond removal in the common areas and employee retention. Per Mr. Castillo, Mr. Small would compile a list of the areas where light posts need to be raised.

Allied Universal Price Increase Discussion Resumed

Mr. Castillo voiced his opinion that the CDD was receiving substandard service from Allied and needs to engage a reputable company. Discussion ensued regarding engaging another security provider, the current labor market and the hourly pay rate for unarmed security guards. Mr. Adams stated that the Board should consider compensation in the range of

the Allied proposal. Staff would obtain security provider proposals and present them at the next meeting.

SIXTH ORDER OF BUSINESS

Update: Envera Commercial Security Services' Contract Verbiage Regarding Timeframe for Report Submittal

Mr. Adams reported the following:

- Mr. Hall has repeatedly expressed concern about the lag in Envera's report submittals.
- Upon review of the Envera proposal, there is no verbiage in the contract specifying that reports must be submitted at a set time. The contract only contains general language, such as staff would "move diligently" to submit reports.
- Staff would continue to urge Envera to submit reports in a timely manner.

Mr. Hall stated that he exchanged emails with Envera staff, who reported that they were short-staffed and agreed to credit the CDD for the months that no reports were submitted. Discussion ensued regarding the report process. Per Mr. Castillo, Staff should have Envera include an addendum to the contract regarding a timeframe for report submittals.

SEVENTH ORDER OF BUSINESS

Discussion: Term Sheet for Roof Replacement – Outfall Structures

Mr. Adams stated the term sheet was pending because the Credit Committee at FineMark Bank was still reviewing the CDD's financial paperwork. The term sheet is expected to be ready by the November meeting.

The Board and Staff discussed the \$700,000 loan amount, the capital improvements that the loan would facilitate, the Roof X proposal for the three roofs, weir repairs and permitting fees. Mr. Acoff felt that, until the Board receives the preliminary costs for the weirs, it could not make decisions on the roofing contract. Mr. Adams stated by the November meeting the Board should have the term sheet and the magnitude of the weirs to make a decision on the two-ply underlayment option on the roofing proposal.

Discussion ensued regarding negotiating for the two-ply underlayment option on the roofing contract, the 90-day wait for roofing materials, color for the new roof, asking for a

reduction in insurance rates once the new roofs are installed and obtaining a confirmation schedule. Per Mr. Castillo, Staff to negotiate the two-ply underlayment option, in a not to exceed amount of \$220,000; otherwise, they should secure the single-ply option at a cost of \$195,000.

Resident Cindy McIntyre stated there was a hail storm in CLI in July 2020 that caused damage to her roof and possibly the Clubhouse roof. She suggested having the roof inspected for hail damage, as it is insured. Mr. Castillo directed Staff to have the roof re-inspected for hail damage.

EIGHTH ORDER OF BUSINESS

POA Update/Report

Mr. Acoff voiced his opinion that the CDD and POA Boards have not spent enough time discussing the shared responsibilities and suggested developing an action plan from the meeting minutes to track progress. Mr. Adams would have a monthly action item list prepared.

NINTH ORDER OF BUSINESS

Committee Reports

A. Security

- **Discussion: Envera Virtual Guards**

Mr. Forbes thanked the Board for their continued support and reported the following:

- Although the guards and the rover are doing well, the Allied and Envera management teams have not been responsive. He recommended circulating a survey to homeowners to gauge their satisfaction with the current company and determine what they would like as far as replacement with the virtual guards or another security company, before going out to bid.
- There is increased unsafe use of golf carts in the community by residents and non-residents with no license plates and no drivers' licenses.
- Thus far, the Tampa Police Department (TPD) and Mr. Hall's efforts to curtail this behavior does not seem to be working.

Discussion ensued regarding circulating a survey, the speed zone, virtual guards, potential CDD liability in the event of an accident and whether access could be denied to golf

carts entering the community. Mr. Adams would check with District Counsel and have him give a legal recommendation regarding the golf carts.

B. Landscape Aquascape Facilities

There was no report.

C. Spirit Committee

There was no report.

TENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: September 16, 2021

I. Summary of Motions

Change “Rahm Goile” to “Rahm Goel”

II. Staff Directives

III. Regular Meeting

The following changes were made:

Line 27: Change “Goile” to “Goel”

Line 67: Change “UA” to “AU”

Line 76: Change “neighborhoods” to “property”

B. Joint Meeting: September 15, 2021

C. Special Meeting: September 29, 2021

The following changes were made:

Line 21: Change “Walls” to “Weis”

Line 22: Change “Bard Baer” to “Brad Baird” and “City Wastewater Department Supervisor” to “City Infrastructure Department Administrator”

Line 84: Insert “in phases.”

Mr. Acoff asked if the list of items to be repaired was submitted to the City of Tampa (COT) officials after the Special meeting. Mr. Hall stated a list of the manholes that need repair was compiled and emailed to City officials, the CDD’s requests have not changed from two years ago and the manholes have only worsened since then.

D. Sunshine Board Online Workshop: September 17, 2021 to October 20, 2021 (to be provided under separate cover)

Mr. Castillo stated a recent request made on the Sunshine Board by a resident Realtor to hold monthly seminars/meetings in the Clubhouse merited discussion. Mr. Adams suggested approving the minutes first and considering the request later in the meeting.

E. Other

On MOTION by Mr. Shah and seconded by Ms. Haque, with all in favor, the September 15, 2021 Joint Meeting Minutes and September 16, 2021 Board of Supervisors Staff Directives and the September 17, 2021 to October 20, 2021 Sunshine Board Online Workshop, as presented, and the September 16, 2021 Summary of Motions, September 16, 2021 Regular Meeting Minutes and September 29, 2021 Special Meeting Minutes, as amended, were approved.

Mr. Shah stated he received approval from COT officials for the District Engineer to have a geotechnical company inspect manholes and prepare a special report to determine if repairs are needed. He strongly recommended spending less than \$5,000 to engage a company to provide this service. Mr. Adams asked if the request is to have a company go underground to take photographs of the manhole and issue a report. Mr. Shah replied affirmatively and stated that Mr. Hall would select the three worst manholes. Mr. Adams would refer a company.

Discussion ensued regarding the September 29, 2021 Special Meeting with City officials, manholes, depression areas, repair costs, negotiations with the COT, roadway repairs, a backup plan and requesting a written response/commitment from the COT. Mr. Hall would send a follow-up email to Mr. Eric Weiss, the Director of Wastewater, and Mr. Brad Baird, the Infrastructure Administrator. Mr. Adams asked to be copied on the email so that he could thank the COT officials on the CDD's behalf.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2021. He responded to questions regarding Unassigned funds, the streetlight rental rate increase, LED lights, light poles and roving patrol.

The financials were accepted.

Mr. Castillo stated the Board should consider the Realtor's request to hold monthly meetings at the Clubhouse. The Board consensus was to deny the request because, if an exception is made, it must be made for all other Realtors residing in the community. Mr. Hall would inform Ms. Schewe of the Board's decision regarding the Realtor's request.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

I. Update: Site Development Plan

II. Drainage Structures Redesign Proposal

These items were presented following the Fourth Order of Business.

B. Office Administrator: *Amanda Schewe*

The October Administrative/Events Report was included for informational purposes.

Discussion ensued regarding the fall festival, turnout for the yard sale event and publicizing CDD events on social media.

Mr. Shah voiced his opinion that most residents do not fully understand assessments or the reasons for assessment increases so they should be apprised of the four major areas wherein CDD funds are applied. He asked Mr. Adams to prepare and circulate an educational email to property owners explaining how CDD funds are expended.

The Board discussed liability concerns about CDD staff pulling a U-Haul trailer behind the CDD work truck at the reverse trick or treating event.

C. Facilities Manager: *John Hall*

Mr. Hall presented the October Facilities Manager Report.

- Update: Cricket Field

Mr. Hall stated the contractor must verify the timeline with the concrete provider; he would be given the actual start date in two weeks. Asked if the work would impact the soccer field, Mr. Hall stated the area being worked on would be roped off and the caution tape would be lifted when the crew leaves in the afternoon so the soccer field can be used.

Mr. Hall responded to questions regarding a warranty for loose paver bricks, a recent broken gate arm at the Cross Creek entrance, changing the timing of the gate arm, gate arm replacement costs, resident reimbursement and the insurance claim process if reimbursement

is not feasible. The Board agreed with calling TPD when motorists damage the gate arm and do not want to take responsibility.

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

- **NEXT MEETING DATE: November 18, 2021 at 6:00 P.M.**
 - **QUORUM CHECK**

The next meeting would be held on November 18, 2021.

THIRTEENTH ORDER OF BUSINESS

Other Business

Mr. Castillo asked what the current rental fees are for the Club, as a resident recently complained that the CDD’s rental fees are too high. Mr. Hall stated that the rental fee is \$350, with a \$500 deposit, which is refunded if there are no issues. Mr. Adams would include the CDD’s Club rental policy on the next agenda.

FOURTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Shah suggested having a dumpster installed at the storage area for large bulk garbage items, such as mattresses, to service residents. Mr. Hall would obtain quotes and find out the requirements.

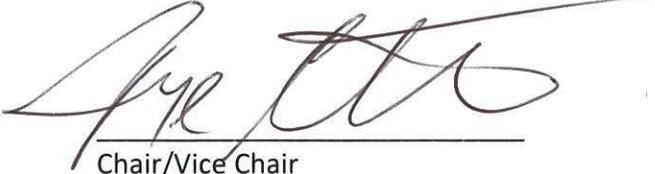
Mr. Shah suggested affixing stickers on all vehicles parked on the street. Mr. Adams would confirm with District Counsel about the suggestion and apprise the Board prior to the next meeting.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 9:12 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair