

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on November 18, 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 (via Zoom)	Vice Chair
Ronald Acoff (via Zoom)	Assistant Secretary
Sheila Haque	Assistant Secretary
Rene Fontcha	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
Phil Chang (via Zoom)	District Engineer
John Hall (via Zoom)	Facilities Manager
Harry Ramphal	Resident/POA President
Steve Hancz	Resident
Sheryl Springer	Resident/Security Committee Member
Parag Shah	Resident
Don Bohannol	Resident
Cynthia McIntyre	Resident
Carlos Guzman (via telephone)	Resident
Kishore Joga	Resident
Michelle Byrd	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Mr. Castillo noted a lot of misinformation and resentment circulating on social media, which has been an ongoing issue in Cory Lake Isle (CLI) for the past five years. He stated that despite all the false news, there was also real news and encouraged residents to attend meetings and to be informed. He acknowledged that there are bound to be disagreements but residents should behave civilly towards one another. He hoped that the Board could establish certain parameters to alleviate some of the confusion. He stated, ultimately, the CDD Board would like for everyone to enjoy living in CLI and, although there are a few people that want to ruin it for the rest of the community, he would not allow it and expressed his hope that all attendees were in agreement to not allow it.

THIRD ORDER OF BUSINESS

Other Supervisors' Opening Comments

Mr. Acoff voiced his opinion that communication is the key to resolving several of the issues between neighbors and noted that Mr. Adams has been very clear that the Board and Staff should not engage in any aspects of social media. Board Members were elected to do a job and part of that job is to communicate as effectively as possible and, when that is done in earnest, Supervisors can walk away feeling good about their contributions. In his opinion, the Board has accomplished a lot of good things since it has come together and should keep pressing on and adhere to its agenda.

Mr. Fontcha expressed surprise with regard to the same issues involving social media persisting in the community and stated the Board's goal is to help the community and make decisions that are in the best interest of the community.

Mr. Shah reported that a recent COVID-19 Booster Vaccine Event was a phenomenal success and complimented everyone involved for their contributions. A St. Croix resident, who is a pharmacist requested permission to hold a similar vaccine drive for children ages 5 to 11, consisting of two sessions, and requested a written note from the Board Chair consenting to coordinating with Ms. Schewe to facilitate a Children's Vaccine Drive. Regarding the social media issue, Mr. Shah stated all five Supervisors live in the community, are the pulse of CLI and regularly receive text messages and phone calls from residents. He felt that it was unfortunate that less than 1% of residents read the minutes so most do not know what is going on in the community yet they choose to believe what Mr. Guzman posts on social media.

Mr. Acoff reiterated that the Board is making positive decisions and should not get sidetracked with name calling; the Board should stay the course.

Mr. Shah suggested mailing a newsletter to residents listing all the positive actions being taken in CLI, after obtaining Supervisor feedback.

FOURTH ORDER OF BUSINESS

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

Resident Steve Hancz stated he was part of a group that he periodically participates with to clean up Morris Bridge Road and suggested organizing a similar group to clean up the lake, once a quarter or twice per year, since the lake is filled with debris. With the Board's permission, he could circulate a newsletter for resident volunteers to beautify the lake.

Resident Parag Shah felt that the volleyball court needs to be repaired, especially in the middle, and asked what is going on with the half-painted columns at the Cross Creek entrance, which is unsightly, in his opinion. Mr. Castillo concurred and stated Mr. Hall would address the items later in the meeting.

Resident Harry Ramphal commended Mr. Shah and the CDD Board on the successful booster shot vaccine event at the Clubhouse, asked for the status of the cricket court and suggested that the Board extend Clubhouse rentals and lower the fee. He inquired about the agenda process. Mr. Adams stated the Board and Staff members suggest items to include on the agenda. Asked who requested adding the gym and the Meadows property to this agenda, Mr. Adams replied that the Seventh Order of Business was requested by the Board. Discussion ensued regarding the proposed gym facility and the backstory of the Meadows property.

Resident Carlos Guzman responded to Mr. Castillo's opening comments and reminded the Board that they cannot legally retaliate against or sue constituents, homeowners and residents of CLI for making criticizing comments on social media. He stated that, on September 16, 2021 he asked the Board and Mr. Adams to post his documents regarding a death threat against him that was made on November 3, 2020 by the Board Chair and there were no objections to his request. He voiced his plan to make the alleged altercation public on websites and to take civil, legal and criminal action against Mr. Castillo. He stated that he recently received an email from Management's office stating that it is up to the Board's discretion

whether to post his documents. He threatened and warned that, if his document does not get posted on the CDD website, he was prepared to take action.

Resident Cynthia McIntyre stated she contacted neighboring communities to inquire about their fees to compare with the CDD's fees to assist residents who wished to sell their homes in the current market. She discussed the increase in homes in Capri Isle, the CDD's pending projects, such as roads, weirs and the gym, and reviewed the CDD fees of other communities.

Resident Sheryl Springer stated she was the organizer of the Adopt-a-Road Committee, which sponsors the Morris Bridge cleanup, and she could organize the lake and shoreline cleanup. The group would need guidance from Ms. Schewe and Mr. Hall. Ms. Springer reported that the Adopt-a-Road Committee recently completed a cleanup and Mr. Hall was a tremendous asset and Mr. Shah participated. Ms. Springer stated that the Neighborhood Watch Committee, which is affiliated with the Tampa Police Department (TPD), was recently recognized by TPD for being the 2020 Outstanding Neighborhood Watch Group in District 2. She suggested submitting the award to Ms. Schewe to be put on display in the Clubhouse.

Resident Don Bohannol expressed his opinion that the first thing to consider with any pending project is to ask if there is an alternative that could meet homeowners' needs and to identify the needs. He felt that CLI's gym amenities should not be expanded because there are several fitness centers nearby for residents who want that level of gym equipment to work out with. Also, a survey should be sent to all homeowners, with alternatives, before the Board proceeds with constructing a new gym. In his opinion, this is probably the worst possible time to commence a project of this magnitude because of inflation, shipping delays and costly materials. He urged the Board to hold off on expanding the gym and continue to reserve funds.

Resident Kishore Joga discussed the cricket pitch. Ms. Haque stated Mr. Hall's report states that construction of the cricket pitch would commence in two weeks.

Resident Michelle Byrd voiced her opinion that being criticized is part of the job of being a CDD Board Member so the Board Members should either rise above it or step down.

FIFTH ORDER OF BUSINESS**Discussion: Facility Rental Policy/Rates**

This item was presented following the Seventh Order of Business.

SIXTH ORDER OF BUSINESS

Consideration of Term Sheet with FineMark Bank for Roof Replacement – Outfall Structures and Weir Repairs

• Johnson Engineering Cost Opinion

Referencing the JEI attachment, Mr. Chang presented photographs of weir replacements and stated, although the photos featured are not from an actual JEI project, they are, in concept, the intent of what the replacement weir would look like. JEI is proposing to redesign the weir to resemble the larger picture with the sheet piles, which would also still mimic the trapezoidal weir. He discussed the photographs, using concrete to reconstruct the weirs, coffer dams, installing sheet piles and project costs. The order of magnitude cost for each weir is roughly \$150,000 and the total for the two weirs would be in the \$300,000 range.

Mr. Chang responded to questions about the design and permitting costs, construction timeline, geotech/soil analysis costs and adding a 20% contingency and a not-to-exceed (NTE) amount for the design permitting and soil analysis.

Mr. Castillo requested two or three estimates of the hard costs associated with the structures. Mr. Adams recommended waiting until the design and permitting are completed before securing proposals and stated the CDD would not have to go out to bid because the order of magnitude is below the construction purchasing bid requirement threshold. Mr. Chang stated JEI would typically provide the design and require shop drawings from the contractor. He confirmed that the total amount would be \$59,750. Mr. Acoff requested an email highlighting all the costs. Mr. Chang would obtain a quote from a Geotechnical Engineer and update the work authorization by the next meeting. If the costs are more than the NTE amounts, he would adjust the engineering fee to not exceed \$59,750.

On MOTION by Ms. Haque and seconded by Mr. Fontcha, with all in favor, authorizing Johnson Engineering to proceed with the weir structure design and permitting, including soil analysis, in a not-to-exceed amount of \$59,750, was approved.

SEVENTH ORDER OF BUSINESS

Discussion: Gym/Amenity Center Conceptual Site Plan

Mr. Chang presented the JEI Amenity Center Conceptual Site Plan and stated a building with an existing footprint was used to develop the plan to illustrate what could fit on the

Meadows property across from Capri Isles. He reviewed the parcel size, building size, layout, required parking, retention pond and proposed driveways and stated, if the project were to proceed into actual design, JEI would create a design based on actual perviousness.

Mr. Chang responded to questions about the building structure, layout and identifying parking spaces. Mr. Adams stated the design objectives, to examine proposed plans and opportunities, decide what to do with the Meadows property and what the budget can accommodate, started several years ago. Mr. Acoff asked about the other building footprints and stated the Board should be privy to that information. Mr. Adams stated the building was 3,600 square feet and, at that size, parking spots, stormwater runoff and retention and open space are required. A budget would then be developed, followed by financing and finetuning the design.

Discussion ensued regarding other alternatives, the order of magnitude cost of \$380,000, reserves, mailing an official letter to residents regarding CDD projects and whether the Board should proceed with the gym expansion project. Mr. Castillo voiced his agreement with Mr. Shah's idea to mail a letter to enlighten homeowners and list all the positive things that the Board has done, is currently considering and explaining some of the challenges it has encountered. Mr. Adams would draft a letter to the residents, forward it to the Board for feedback and include it on the next agenda.

▪ **Discussion: Facility Rental Policy/Rates**

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

Referencing a handout, Ms. Schewe stated she contacted several neighboring communities and inquired about their facility rental rates and prepared a comparison list for distribution to the Board. She concluded that the rental rates at most all surrounding communities are slightly more affordable than CLI but have less people and shorter rentals.

Ms. Schewe responded to questions regarding the comparison handout, Clubhouse availability, total rental fees with and without alcohol, finetuning the hours and notarizing rental contracts.

The Board consensus was that the document is confusing, lacked clarity and should be revised and presented again at the next meeting. Ms. Schewe asked for direction of what the Board is looking for. Mr. Acoff stated he would forward his copy, with his comments and

feedback, to Ms. Schewe. Ms. Schewe urged all Board Members to email their suggestions about the Clubhouse Rental Policy. She would revise the document for the next meeting.

▪ **Consideration of Term Sheet with FineMark Bank for Roof Replacement – Outfall Structures and Weir Repairs**

• **Johnson Engineering Cost Opinion**

Discussion of this item resumed.

Mr. Adams stated Staff successfully convinced the roofing contractor to reduce the price of the double underlayment. He presented the FineMark Bank Term Sheet.

Mr. Adams responded to questions regarding the loan covenants, interest rate, lender, whether the loan documents need to be reviewed by a CPA, bond issuances and how the funding coincides with the execution of the roofing project.

On MOTION by Ms. Haque and seconded by Mr. Castillo, with all in favor, the FineMark Bank Term letter, authorizing District Staff to draft and review the documents and authorizing execution by the Chair, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Security Firms

Asked if an Allied representative was in attendance, Mr. Adams stated the representative left the call, forfeiting the opportunity to explain their proposal to the Board; however, Mr. Hall secured proposals from GuardOne Security, Securitas and Trident Protective Services and prepared a summary sheet including a reference list, under separate cover.

Asked if representatives from those three security firms were invited to the meeting, Mr. Hall stated Staff extended a standing invitation to Allied and, given that additional proposals were submitted this week, those representatives were not included on the agenda. This gives the Board an idea of the pricing, across the board, for similar-sized security companies, and gives an idea of the rates if a decision is made to switch security providers.

The Board and Staff compared the security proposals and discussed rate negotiability, base pay, the Guard Pay rate, references, inaccuracy of Allied’s man hours, Allied guard turnover, terminating the Allied contract and vendor prequalification information. Mr. Hall would invite representatives from the three security firms to the January meeting.

NINTH ORDER OF BUSINESS

POA Update/Report

Mr. Ramphal stated that the POA has received calls about vehicles parked on the streets and asked if the callers could be referred to TPD or the CDD, as the POA is not responsible for parking enforcement.

Discussion ensued regarding violators of the POA Covenants, curb appeal, rust stains on the Morris Bridge gate, wells, sidewalk ownership and resident trees.

TENTH ORDER OF BUSINESS

Committee Reports

A. Security

Ms. Springer stated Mr. Forbes could not attend the meeting and asked her to inquire about installing temporary speed bumps to deter motorists from damaging the gate arms.

Discussion ensued about deterring motorists from tailgating and damaging gate arms, weekend security guards at the entrances, police reports, Heritage Isle starting an emergency motion to privatize its roads, bond maturation and the City of Tampa (COT). Mr. Shah would forward a letter regarding road privatization to Mr. Adams to disseminate to the other Board Members and include it on the next agenda.

B. Landscape Aquascape Facilities

Mr. Shah voiced his opinion that the palm trees were looking excellent and LMP skipped some of the dying palms to avoid being held responsible. Mr. Hall stated LMP trims the diseased palms at the end of the trimming cycle and most of the skipped trees have vehicles parked underneath them.

C. Spirit Committee

There was no report.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: October 21, 2021

I. Regular Meeting

The following changes were made:

Line 89: Insert "under 10' clear trunk" after "10:2"

Line 90: Insert "over 10' clear trunk" after "9:3"

Line 269: Change "\$150 deposit" to "\$500 deposit"

II. Action Items

Items 1, 3, 6, 7, 8, 9,11, 12 and 13 were completed.

Item 14 should be removed.

- B. Sunshine Board Online Workshop: October 22, 2021 to November 17, 2021 (to be provided under separate cover)**
- C. Other**

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, the October 21, 2021 Regular Meeting Minutes, as amended, and the October 22, 2021 to November 17, 2021 Sunshine Board Online Workshop Minutes, as presented, were approved.

Mr. Acoff left the call.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2020 and Ending September 30, 2021; and Providing for an Effective Date

Mr. Adams stated, upon review of the fund balances with the Controller, Staff trued-up the budget year from the revenues through all the expenditures and added \$50,000 extra, in the event there are additional accruals, to make sure that the appropriations were expended adequately to avoid a finding in the audit.

Mr. Adams presented Resolution 2022-01.

On MOTION by Mr. Castillo and seconded by Ms. Haque, with all in favor, Resolution 2022-01, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2020 and Ending September 30, 2021; and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2021

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2021 and reviewed the variances on Page 4. The financials were accepted.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

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

There was nothing further to report.

B. Office Administrator: *Amanda Schewe*

Ms. Schewe presented the November Office Administrator & Events Monthly Report.

Mr. Shah would contact the pharmacist and ask him to coordinate with Ms. Schewe to schedule a vaccine event for children aged 5 to 11.

C. Facilities Manager: *John Hall*

Mr. Hall presented the November Facilities Manager Report and highlighted the following:

- The columns would be painted tomorrow.
- The volleyball courts would be repaired within the next few weeks.
 - **Update: Cricket Field**

Mr. Hall stated that work on the Cricket Pitch would commence in mid-December.

Mr. Hall responded to questions regarding the roofing tiles, ice machine, search for a new rover vehicle, completion timeline for resident tree trimming and holiday lighting installations and partial display for Diwali.

Mr. Castillo voiced his opinion that, although the lighting looks nice, it ends abruptly; he anticipated more of a “wow” effect.

Mr. Castillo asked why OLM scored LMP at 93% when the tree trimming is not yet completed.

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

I. Legal Opinion Regarding Golf Carts in the Community

Mr. Adams stated that District Counsel’s legal opinion regarding golf carts entering the community was that the CDD cannot deny access into the community but it can require that golf carts be street legal if they are driving on the streets. Asked if stickers can be placed on vehicles blocking the sidewalk, District Counsel replied “yes” and recommended taking a photograph of the violation and attaching it to a report. Mr. Hall would issue modified Post

Orders to security instructing them to place stickers on vehicles blocking the sidewalk and parked on the street, take a photo and notate it in a report.

Referencing a copy of an email from District Counsel, initiated by Mr. Guzman regarding his request that his attendance at the September meeting be changed from via telephone to in person and regarding the letter that he read into the record at the September 16, 2021 meeting and wanted it attached to the minutes, District Counsel’s opinion was that it is at the Board’s discretion whether to attach any document provided by the public to the minutes. Furthermore, per District Counsel, it is sufficient to simply note in the minutes that documents were provided for the CDD records. Staff revised and reposted the September 16, 2021 minutes and included a sentence at the end of the Fourth Order of Business for the September 16, 2021 part of the meeting minutes that stated that Mr. Guzman provided a written complaint for the CDD record.

II. NEXT MEETING DATE: December 16, 2021 at 6:00 P.M.

○ QUORUM CHECK

The next meeting would be held on December 16, 2021.

FIFTEENTH ORDER OF BUSINESS

Other Business

Mr. Shah suggested adding an “Updates” tab on the CDD website to post documents that educate residents and counter misinformation. Mr. Adams would forward all newsletters to the Administrative Staff to be posted on the CDD website.

SIXTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Guzman stated he would post everything on Facebook.

SEVENTEENTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisor’s requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 10:00 p.m.

COPSAI
Secretary/~~Assistant Secretary~~

[Signature]
Chair/~~Vice Chair~~