

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on December 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/84646751452>, and telephonically at 1-929-205-6099, Meeting ID: 846 4675 1452, for both.

Present were:

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	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
David Burman	Resident
Anoop Reddy	Resident
Parag Shah	Resident
Pankaj Jha	Resident
Cynthia McIntyre	Resident
Carlos Guzman	Resident
Toshina Sethi	Resident
Roy Sevalia	Resident

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 not present.

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

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

Mr. Castillo voiced his wish for a productive and peaceful meeting.

THIRD ORDER OF BUSINESS

Other Supervisors’ Opening Comments

Mr. Shah wished everyone in attendance a happy holiday season.

Mr. Acoff urged meeting attendees to take extra precautions in light of the Omicron variant.

Mr. Fontcha wished everyone a very joyful and safe holiday season.

FOURTH ORDER OF BUSINESS

Review of Meeting and Public Comments/Participation Protocols

Mr. Adams reported the following:

- Public comments are limited to three minutes per speaker.
- Speakers should state their names for the record prior to voicing their comments.
- Speakers are to direct their comments to the Board in order to address the Board.
- Comments should be kept civil, respectful and positive.

Regarding whether the CDD has an official written Public Participation Policy for residents to follow, Mr. Adams replied affirmatively; the protocols would be posted on the CDD website. Mr. Acoff stated this would help residents understand the rules that must be followed.

Mr. Adams stated District Counsel was invited to the meeting to review the training manual but he had a conflict. Mr. Babbar would attend the February meeting.

FIFTH ORDER OF BUSINESS

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

Mr. Castillo recalled that the public comments at the last meeting were out of control; therefore, going forward, the Board would be stricter about participation protocols. Residents who wish to voice their opinions must address a specific agenda item; otherwise, they would not be allowed to speak until the end of the meeting.

Resident Cynthia McIntyre voiced her opinion that the Board Members have an issue with residents exercising their constitutional right to express their feelings on Nextdoor, Facebook or in an email to a friend and, since the Board Members are elected officials, she felt that they are subject to public scrutiny and should accept the fact that there will be criticism regarding their actions and decisions because it is the nature of the job. Ms. McIntyre recalled what she perceived as an “incident” at the last meeting and she expressed her opinion that Mr. Castillo should step down as the Chair and as a CDD Supervisor.

Regarding consideration of privatizing the roads, resident David Burman stated his belief that the CDD has \$14 million worth of municipal bonds that must be paid off for which homeowners would be assessed, in addition to their normal assessments. He found it bothersome that the Board is considering privatizing the roads without involving the City, despite the time and effort it took to elicit help from a City Councilman to coordinate with professionals from the Water Sewage Department to discuss a mutual working plan to improve the roads. Mr. Burman felt that the language used by certain individuals at the last meeting was in poor form.

Resident and POA President Harry Ramphal voiced his opinions regarding privatizing the road and the ongoing drama involving social media in the community.

Resident Anoop Reddy expressed his opinion that criticism is completely appropriate but when something is outright slander and outright false that is when it becomes a problem.

Resident Toshina Sethi thanked the Board Members for their hard work on behalf of the community and voiced her opinion that criticism should be welcomed only when it is constructive criticism and not destructive and criticism should be used to strengthen the community instead of tearing it down. Mr. Sethi felt that the soccer field is in poor condition, needs to be upgraded and should be addressed.

SIXTH ORDER OF BUSINESS**Discussion: Social Media and the CDD**

Mr. Acoff expressed his opinion that the Board Members are moving in a very constructive way and should not be distracted by the bad habits, infighting and the animosity that is oftentimes directed at them. He believes that residents have very little confidence in and respect for the Board and it is necessary to reflect on how confidence can be restored to this elected body.

Mr. Fontcha concurred with Mr. Acoff and stated the disrespect and profanity has no place in this forum. He felt that the infighting will only stop when neighbors begin to prioritize what is in the best interest of the community above anything else and, although residents are allowed to criticize the governing body, it should not be done with anarchy; rather, it should be constructive criticism that proposes solutions that will advance the community. One solution would be to inform the community of all of the good things that the Board is doing. He stated that, although Management recommended against the Board engaging on social media, he firmly believes that the Board must have an official Facebook presence because residents do not use the CDD website.

Mr. Castillo voiced his support for a Facebook page. In his opinion, the bottom line is that everyone wants the same thing; they want to raise their families in a safe community with good neighbors, which is what he has advocated for over his eight years as a Board Member.

Mr. Shah stated he has been subjected to personal attacks and cyberbullying for the last five years. He expressed his full support for starting a Facebook page and proposed having a tab on the CDD website that has news or updates of the main ongoing community issues.

Discussion ensued about creating an official CDD Facebook page, developing guidelines, project timeline and researching Facebook pages of other CDDs and governmental entities.

On MOTION by Mr. Fontcha and seconded by Mr. Shah, with Mr. Fontcha, Mr. Shah and Mr. Castillo in favor and Mr. Acoff dissenting, authorizing District Staff to establish guidelines to facilitate the creation of an official Cory Lake CDD Facebook page, to be launched on March 1, 2022, including an "update" tab or link, was approved. (Motion passed 3-1)

The Board and Staff discussed the inclusion of a “what’s new” tab on the CDD website, the best way to word the “hot button” issues, snapshots and highlights from previous meetings, managing the Facebook page and input from professionals in the community. Mr. Castillo stated the objective of the platform is to have a method of communication to residents who are not heavily-involved in the monthly meetings. He voiced his preference for CDD Staff to manage the Facebook page. Mr. Fontcha felt that the starting point should be to research what other entities include on their Facebook pages and contact them.

SEVENTH ORDER OF BUSINESS

Discussion: Ability to “Privatize” the CDD Roads

Mr. Adams gave the following update:

- District Counsel indicated that nothing has changed and House Bill #57 only applies to roads owned by Cities and Counties, it does not apply to CDDs.
- IRS regulations and the Bond Covenants are currently the primary hurdles to the CDD privatizing the roads.
- The roads could be privatized five years after the bonds mature and after reviewing the Bond Covenants with Bond Counsel.

Discussion ensued regarding bond maturity dates and how Heritage Isles CDD privatized its roads. Manholes, road resurfacing and the City of Tampa (COT) were also discussed. The consensus was that it would not be feasible to privatize the CDD roads.

EIGHTH ORDER OF BUSINESS

Discussion: Facility Rental Policy/Rates

Ms. Schewe presented an updated Cory Lakes CDD Beach Club Reservation Agreement.

The Board and Staff discussed the Agreement, rental schedule, blackout dates and creating a Clubhouse repair schedule. Board Members would forward comments and revisions to Ms. Schewe. Mr. Castillo directed Ms. Schewe to contact other CDDs about their blackout dates and report her findings at the next meeting. This item would be included on the January agenda.

NINTH ORDER OF BUSINESS

POA Update/Report

Mr. Ramphal reported the following:

- The POA sent violations to various homeowners and 96% complied.
- The new management company is very effective.
- The community looks better and vehicle vandalism has decreased.

Mr. Ramphal responded to questions regarding an ongoing lawsuit with an owner whose home was an eyesore and addressing unsightly mailboxes on Cory Lake Drive.

TENTH ORDER OF BUSINESS

Committee Reports

A. Security

There was no report.

B. Landscape Aquascape Facilities

There was no report.

C. Spirit Committee

There was no report.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: November 18, 2021

I. Regular Meeting

The following changes were made:

Line 73: Delete "in his opinion"

Lines 74 through 75: Delete entire sentence.

Line 84: Change "that periodically organizes" to "that he periodically participates with"

Line 94: Change "increase" to "lower"

Line 206: Change "Mark" to "FineMark"

II. Action Items

Items 10, 14, 18, 19 and 20 were completed.

Item 21: Change "Mr. Adams" to "Ms. Schewe"

- B. **Sunshine Board Online Workshop: November 19, 2021 to December 15, 2021** *(to be provided under separate cover)*
- C. **Other**

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the November 18, 2021 Regular Meeting Minutes, as amended, and the November 19, 2021 to December 15, 2021 Sunshine Board Online Workshop Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2021. He responded to questions regarding the “Unassigned Fund Balance” and “3 months working capital” line items, on Page 4 and the Debt Service Schedule, on Pages 8 and 9.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Castillo asked about the next steps regarding the weir structures. Mr. Adams stated the District Engineer would review the initial design, meet with the South Florida Water Management District (SFWMD) and schedule the geotechnical work around the structures.

B. Office Administrator: *Amanda Schewe*

Ms. Schewe presented the December Office Administrator & Events Monthly Report. She discussed the children’s vaccination event, boat parade and event sponsors.

C. Facilities Manager: *John Hall*

Mr. Hall presented the December Facilities Manager Report.

- **Update: Cricket Field**

Mr. Hall reported the following:

- There is a two-month delay in construction of the cricket field.
- Staff is considering engaging another concrete vendor.

➤ Staff would contact the project planner for the County to discuss the cricket project.

The Board and Staff discussed the holiday lighting, COT in relation to the manhole project, palm tree installation, tree replacement, landscaping, OLM inspection score, Allied contract and inviting three security companies under consideration to the next meeting.

Mr. Hall responded to questions regarding the finger scanner at the Cross Creek entrance, installing speed humps to curtail speeding, search for a new security company, the playground, drainage issue in Capri Isle and Ryan Homes and Kolter.

Mr. Castillo directed Staff to research tree replacement costs with experts and discuss it at a future meeting, invite representatives from other security companies to the next meeting and invite an OLM representative to the February meeting.

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

- **NEXT MEETING DATE: January 20, 2022 at 6:00 P.M.**

- **QUORUM CHECK**

The next meeting would be held on January 20, 2022.

FOURTEENTH ORDER OF BUSINESS

Other Business

Regarding a letter to homeowners, Mr. Adams stated a letter was drafted and emailed to the Board a few weeks ago for feedback. Supervisors are to forward their revisions to Ms. Schewe for finalization and distribution to homeowners.

Discussion ensued regarding the recent improvement projects to include in the letter and CDD assessments in a neighboring community with a golf course.

FIFTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Resident Parag Shah asked if a hose could be installed at the tennis courts. As there is a misconception that the CDD assessments/fees are so much higher than other communities, he suggested the CDD and POA send a joint letter to residents comparing the CDD assessments/fees to other CDDs. He voiced his support for the official CDD Facebook page to counter the misinformation on social media.

Resident Carlos Guzman stated the CDD cannot privatize the roads until 2048 and even then, there is no precedence. Mr. Adams stated that by then there may be changes in the law.

Mr. Guzman voiced his opinion that Mr. Adams' comments from the October meeting was inaccurate with regard to social media and paraphrased the comment as follows:

“Any constituent, resident or homeowner of CLI has a right to question, criticize, disagree or comment on any issue under consideration or review by the CDD Board and in addition, such does not have a requirement to be 100% accurate.”

Mr. Adams stated, in any criticism, there is always the opportunity for inaccuracies, the manner in which a criticism is delivered means everything and the public comments participation protocols would be posted on the CDD website.

Ms. McIntyre commented on the tension between certain residents and Board Members, issues raised on social media, surveys and a new gym.

Resident Roy Sevalia thanked the Board and Staff for doing an outstanding job maintaining and improving the quality of life for all residents. He wished everyone a joyous and safe holiday season.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisor's requests.

SEVENTEENTH 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~~