

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on January 20, 2022 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
Steve Small	LMP
James Davis	Securitas
Mike Rittenour	GuardOne
Michael Stewart	GuardOne
Crystal Plummer	GuardOne
Mike Lewis	Trident Protective Services
Harry Ramphal	Resident/POA President
A.J. Forbes	Resident/Security Committee Member

Other Residents present, were:

James Carroll	Roberta Carroll	Kara Greco	Rosa T. Beck
Lee Hollingshead	Cindy McIntyre	Joshua Russell	Prashant Bodhe

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 welcomed all meeting attendees, wished everyone a Happy New Year and voiced his appreciation for resident participation at regular meetings.

THIRD ORDER OF BUSINESS

Other Supervisors’ Opening Comments

Mr. Shah stated it was the Board’s privilege to serve the community and reported that the City of Tampa (COT) would soon commence repairing the sewer manholes in the community, starting with Barbados and followed by Java.

Mr. Acoff welcomed everyone and stated, in 2021, the Board spent a great deal of time planning and adding strategic items to the budget that would move the community forward and, in 2022, the Board is well-positioned to tackle the security issues. The Board looks forward to coordinating with and hopes to have full engagement from the community.

Mr. Fontcha stated it was good to see the meeting so well-attended, thanked everyone for coming and expressed his hope for continued community engagement.

FOURTH ORDER OF BUSINESS

Consideration: Resolution 2022-02, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing For Severability and an Effective Date

Mr. Adams recalled that the Board asked to review the CDD’s Policies on the public’s right to speak. Research revealed that a resolution such as this should have been adopted in 2014 but it was not. He reminded the Board that Wrathell, Hunt and Associates (WHA) started managing the CDD in 2015 and, until now, had no need to locate or refer to the policy.

Mr. Adams stated Resolution 2022-02 was reviewed by District Counsel, who had no revisions. This Resolution accomplishes the following:

- Recites Statute 286.0114 regarding the public’s right to be heard.
- Sets forth how public comments must be placed on the agenda, including limitations and latitude by the presiding officer, meaning the Chair or Vice Chair, in absence of the Chair.
- Delineates public decorum and highlights that all public comments must be directed to the Board, as a body, and not as individuals.
- Lays the groundwork under which the Board is required to operate.

Discussion ensued regarding Section 2 related to designating a procedure to identify individuals seeking to be heard and Section 4 related to exceptions. Walk-on items and how to address controversial items were also discussed.

On MOTION by Mr. Shah and seconded by Mr. Castillo, with all in favor, Resolution 2022-02, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing For Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

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

Resident Roberta Carroll voiced her opinion that some of the metal parts of the playground have deteriorated, additional sand is needed in the play area and benches and surfaces need to be power-washed and painted. She would like cantilever umbrellas to be installed in the pool area. She felt that fireworks need to be regulated, the rover is ineffective, additional security cameras are needed and the CDD needs to maintain the amenities better.

Resident Lee Hollingshead, of Canary Isle Drive, asked for clarification of whether the CDD or the POA oversee illegal overnight parking on CDD streets. She reported that a resident on her street parks a 24’ cargo truck and, at times, a moving van on the street for days at a time. She stated that neighbors complained to the POA and the CDD about it but neither entity did anything to resolve; she would like this issue taken care of.

Mr. Adams stated that the Covenants, Conditions and Restrictions (CCRs) of the POA, outlining street parking guidelines, was provided to Ms. Hollingshead. He explained that, although the CDD has identified parking violations and placed stickers on illegally parked vehicles, District Counsel has cautioned against it and stressed that the POA has enforcement powers because of the language in the CCRs.

Discussion ensued regarding the CCRs, responsibility for code enforcement, public roads and involving the Tampa Police Department (TPD). Mr. Acoff felt that these issues must be addressed otherwise the community would be lost. Mr. Adams suggested that Staff take time stamped photographs of vehicles and include that in the Post Orders given to the rover.

Resident Joshua Russell expressed his opinion that the illegally parked vehicles on Canary Isle Drive are proving to be a real problem and, if the violator is not fined, it would mean that other residents could also park unsightly and/or oversized vehicles on the street with no repercussion, which he thought would diminish the neighborhood. He stated that the last response he received from the POA was that the streets are public, the POA has no enforcement powers and no one can enforce 'No parking' violations.

Discussion ensued regarding street ownership, public versus private streets, tax-exempt financing of the roads, the IRS, bond issues, etc.

Resident and POA President Harry Ramphal commented on garbage pickup, residents leaving trash cans out, misinformation on the waste management website and residents' responsibility to lock car doors and maintain their personal property. He stated that the POA is not responsible for the palm trees and thanked the CDD for maintaining them and for circulating a letter to residents. He wished to hold a joint CDD/POA meeting. Mr. Castillo stated a joint meeting would be held in February.

Resident Prashant Bodhe expressed appreciation that the sidewalks were pressure washed and for the cricket pitch construction, which has commenced. He asked for the Board to attend the official opening of the cricket field.

Resident Kara Greco stated she is on the POA's short-term rental team and asked the Board's permission to access visitor files of who is coming to a certain property in order to address the issue of a homeowner using their home as a short-term rental but denying it and claiming that their family members are residing in the home.

Ms. Schewe asked if a public records request could be made of a guest list of visitors to a private property. Mr. Adams suggested the POA forward an official public records request and he would check with District Counsel regarding feasibility.

Resident A.J. Forbes asked about the possibility of the community towing illegally parked vehicles. Mr. Adams stated the CDD can only have vehicles towed off of designated

parking areas, such as adjacent to the cluster mailboxes in Capri Isle and the playground; the area must be on CDD property and not a public right-of-way (ROW).

Resident James Carroll asked if anything, other than the cost, would prohibit the CDD from taking over the roads as a CLI community and, thereby, not being subject to any code enforcement restrictions. Mr. Adams stated, by virtue of the CDD’s ownership of those roads, the CDD is specific to the Cory Lake community and the CDD purchased the roads from the Developer using bond funds or tax-exempt financing that would be paid off in 2023 and 2043.

▪ **Update: Landscape Activities**

This item was an addition to the agenda.

Mr. Steve Small reported that the winter cutbacks commenced and would continue until March and the annuals would be installed tomorrow.

Mr. Acoff asked if the staffing shortfall was remedied. Mr. Small stated there was never a staffing issue at CLI and LMP is currently maintaining the staff at other sites.

SIXTH ORDER OF BUSINESS

Presentation/Consideration: Proposals for Security Guard Services

Mr. Castillo stated it would be courteous and respectful for individuals who are not presenting to excuse themselves from the meeting room while others are presenting.

A. Allied Universal

There being no Allied representative in attendance, the next presenter followed.

B. GuardOne Security (GOS)

Mr. Mike Rittenour, Regional Vice President of GuardOne Security, thanked the Board for considering GOS for the CDD’s security services. He introduced Ms. Crystal Plummer, area Vice President, and Mr. Michael Stewart, Business Development Manager. Mr. Rittenour highlighted the following:

- GOS is a regional company with national presence.
- GOS has approximately 3,000 employees and is committed to retaining its staff.
- GOS offers technology integration, monitoring cameras, etc.
- GOS adds value and offers solutions to its security clientele and specializes in CDDs.

Ms. Plummer stated she has worked in the industry for 20 years. She discussed training security guards to provide excellent customer service and the importance of time stamping, checking logs, retaining staff and interfacing with customers.

Mr. Stewart stated that he has been in the security industry for a long time, previously managed the CLI, Hunter's Green, Arbor Green and Chaval accounts. He is very familiar with CDDs, POAs and HOAs and the importance of guard training, equipment and supervision. The total annual cost would be \$477,893.

Mr. Ritenour, Ms. Plummer and Mr. Stewart responded to questions about GOS's turnover rate, employee retention rate and its business model.

Mr. Ritenour, Ms. Plummer and Mr. Stewart exited the meeting.

C. Securitas, Inc. (SI)

Referencing slides, Mr. James Davis gave a brief history of SI and stated he has worked in the industry for 25 years, 14 years of those years at SI, where he has become an expert in servicing HOAs and CDDs. Mr. Davis discussed the most expedient way to remove illegally parked vehicles off of CDD streets and SI's pricing models and policies and procedures.

Mr. Davis responded to questions about inclusion of overnight patrol inspections in the pricing, if SI performs swat analyses and community profiles, the Option 1 Integrated Program and the Option 2 Traditional Program. The total annual cost would be \$471,348.

Mr. Davis exited the meeting.

D. Trident Protective Services (TPS)

Mr. Mike Lewis presented the TPS Security Services Proposal and stated TPS was established in 2008. TPS believes in a fair pay rate, clarity and honesty. He noted the following:

- TPS has its own State-certified training facility and has been contracted by SI and GOS to train their security guards.
- TPS listens to the wants and needs of its clientele.
- TPS guarantees a \$200 deduction if an incident occurs on the property and TPS fails to respond within ten minutes.

Mr. Lewis responded to questions about the number of TPS employees, recent hourly pay rate increases, unarmed officer, site supervisor, roving patrol and TPS's references. The total annual cost would be \$438,443.

Per Mr. Castillo's request, Mr. Lewis would forward the amended pay rates to Mr. Hall.

Mr. Lewis exited the meeting.

The Allied, GOS, SI and TPS proposals, references, size, technology, value-added service and rates and Allied’s unresponsiveness, were discussed. Mr. Hall would research references and forward his findings to the Board. A decision was deferred to the February meeting.

SEVENTH ORDER OF BUSINESS

**Consideration: Johnson Engineering, Inc.,
Work Authorization Number 22-003**

Mr. Adams presented Johnson Engineering, Inc., Work Authorization Number 22-003 to prepare the Stormwater Needs Analysis Report. The Report must be submitted to the County by June 30, 2022. Asked if the Report would impact the weir design in any way, Mr. Adams stated it is strictly for inventory, cost estimations and long-term replacement planning.

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, Johnson Engineering, Inc., Work Authorization Number 22-003, for preparation of the Stormwater Needs Analysis Report, in the amount of \$6,270, was approved.

EIGHTH ORDER OF BUSINESS

Update: CDD Facebook Page

Ms. Schewe presented a draft of the Cory Lake CDD Social Media Policy. She stated suggestions or changes could be added to the policy and it could be resubmitted to the Board.

Discussion ensued regarding policy changes, establishing the communication platform, naming the platform and whether to hire a part-time communications supervisor to manage it.

The consensus was that Ms. Schewe would post information on the Facebook page and check with Mr. Adams if there is a question about anything that needs to be communicated.

On MOTION by Mr. Castillo and seconded by Mr. Shah, with all in favor, establishment of a one-way Facebook communication platform, was approved.

Ms. Schewe would name the platform “The Official CLI CDD Facebook Page” and modify the Social Media policy and email it to the Board.

NINTH ORDER OF BUSINESS

Discussion/Consideration: Cory Lakes Isles Beach Club Area

- A. Facility Rental Policies**
- B. Beach Club Reservation Agreement**

Mr. Shah stated he obtained rental information from several neighboring communities.

Staffing and the Rental Policy were discussed and the Board agreed on the following:

- Blackout Dates: New Year’s Day, Christmas Day and Thanksgiving
- Remove Good Friday, Mother’s Day and Father’s Day from the blackout dates rental list.
- Residents reserving a blackout date would be charged an additional \$100 for a regular event and \$200 for an event that serves alcoholic beverages.
- Change “patrons” to “residents” throughout the Rental Policy Agreement.

On MOTION by Mr. Fontcha, and seconded by Mr. Shah, with all in favor, the CLI Facility Rental Policy and Beach Club Reservation Agreement, as amended, were approved.

TENTH ORDER OF BUSINESS

POA Update/Report

- **Discussion Items:**
 - I. POA President Points of Action Regarding Resident Slander**
 - II. Allowing Future POA Updates on CDD Agendas**

Mr. Shah asked the Chair to bypass the discussion items. Mr. Acoff stated, if the rules that the Board set in place are effective and carried out the right way, the items could be removed and, regardless of the relationships, in his opinion, the Board Chair should utilize the gavel more to maintain order and civility during meetings.

On MOTION by Mr. Shah, and seconded by Mr. Fontcha, with all in favor, striking Agenda Items 10 (I) and 10 (II), from future agendas, was approved.

ELEVENTH ORDER OF BUSINESS

Committee Reports

- A. Security**

Mr. Acoff stated he contacted Mr. Hall about a motorist in a silver Lexus who tried to break into his son-in-law’s truck and then fled. Although Mr. Hall was able to locate the vehicle, the license plate could not be accessed because the CDD does not currently have that capacity; he thought that should be examined. Mr. Hall confirmed that the CDD does not have tag number technology through Envera because it was rejected by the previous Board.

Mr. Forbes noted the camera limitations and suggested setting aside funds on a yearly basis to install additional high-grade cameras along the main drive, Ivy Park, Cross Creek and Morris Bridge gates and behind the homes in Capri Isle and install fencing to deter criminals.

Discussion ensued regarding camera costs, new wireless technology, the number of burglaries in the community, Envera, illegal street parking, the POA, installing fencing and TPD enlisting the help of Neighborhood Watch to locate criminals and protect residents.

Mr. Castillo invited Mr. Forbes to the February meeting for further discussion about security and asked Mr. Hall to research camera costs.

B. Landscape Aquascape Facilities

There was no report.

C. Spirit Committee

There was no report.

TWELFTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: December 16, 2021

I. Summary of Motions

The following change was made:

Line 29: Change “Toshini” to “Toshina”

II. Regular Meeting

The following changes were made:

Line 29 and 92: Change “Toshini” to “Toshina”

Line 93: Change “his” to “her”

Line 95: Change “Mr. Sethi” to “Ms. Sethi”

Lines 163 through 169: Delete entire paragraph

III. Action/Agenda or Completed Items

Items 15 through 17 and 22 through 25 were completed.

Item 4: No longer needed.

- B. **Sunshine Board Online Workshop: TBD (to be provided under separate cover)**
- C. **Other**

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the December 16, 2021 Summary of Motions and Regular Meeting Minutes, as amended, and the December 17, 2021 to January 19, 2022 Sunshine Board Online Workshop Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2021

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2021. The financials were accepted.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

Ms. Schewe presented the January Office Administrator & Events Monthly Report. She responded to questions regarding the TPD investigation of damages to the Facilities Manager’s office door and the need to hire a new office assistant.

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

Mr. Hall presented the January Facilities Manager Report and stated that the COT would commence manhole sewer repairs in Barbados Isle next week. It will be a three-day process per manhole. Per Mr. Acoff, Ms. Schewe to notify Barbados and Java residents of the manhole repair start dates.

- **Update: Cricket Field**

Mr. Hall stated that the concrete work commenced and turf would be installed in two weeks. He responded to questions about the roofing project, the wells, cricket pitch timeline, soccer field, speed tables and bumps, changing the gate cycle, cleaning and sealing the gutters, dirty air ducts in the gym and Mr. Tim Gay of Holiday Lighting.

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

- **NEXT MEETING DATE: February 17, 2022 at 6:00 P.M.**
 - **QUORUM CHECK**

The next meeting would be held on February 17, 2022.

FIFTEENTH ORDER OF BUSINESS

Other Business

There was no other business.

SIXTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

A resident asked if the Board ever considered installing speed bumps on Cory Lake Drive to deter speeders. Mr. Castillo replied affirmatively and stated the only way that speed bumps are effective is if there are a certain number of yards between them and it would be very complex and very costly to add speed bumps in CLI because of the pavers.

Discussion ensued regarding Florida Highway Patrol (FHP) presence, cameras, the POA and a white Toyota SUV.

Resident Cindy McIntyre stated the Security Committee has not held meetings due to Mr. Forbes' COVID concerns and suggested that the Board consider appointing a new Committee Chair because, in her opinion, the community needs a strong Security Committee that meets regularly.

Discussion ensued regarding Sunshine Law violations and scheduling a Zoom meeting with the Security Committee. Ms. Schewe would forward emails to Mr. Forbes and Ms. Springer regarding setting up a Zoom meeting with the Board.

SEVENTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Castillo wanted a security officer from the FHP or TPD to continue attending meetings for the foreseeable future to maintain peace and civility during meetings.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 9:50 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair