

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

The Board of Supervisors of the Cory Lakes Community Development District and the Board of Directors of the Cory Lake Isles Property Owners Association held a Joint Meeting on February 17, 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.

**For the CDD, present were:**

Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary

**For the POA present were:**

Anoop Reddy	POA Vice President
Sheryl Springer	POA Treasurer
John Rowles	POA Property Manager
Web Melton (via Zoom)	POA Attorney

**Also present were:**

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
John Hall	Facilities Manager
Vivek Babbar	District Counsel
Mark Hansen	Resident
Lori O'Rear	Resident
Chris Liming	Resident
Roberta Carroll	Resident
Rob Parkinson	Resident
Josh Russell	Resident
Satish Dholakia	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 6:00 p.m. For the CDD, Supervisors Shah, Acoff and Fontcha were present, in person. Supervisors Castillo and Haque were not present.

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

For the POA, Directors Reddy, Springer and the Property Manager John Rowles 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**

**Opening Comments**

Mr. Shah noted the following:

- The POA’s Attorney was not present
- It was his understanding that the purpose of this joint meeting was to have attorney feedback and it was stated at the last meeting that the presence of two attorneys is necessary.
- Several attendees from Canary Isle were present to discuss the commercial vehicle parked on the street overnight. The CDD would act on that item.

Mr. Acoff stated he wanted to allot as much time as possible for members of the public to voice their opinions and concerns.

**THIRD ORDER OF BUSINESS**

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

Resident Roberta Carroll described instances of speeding in Cory Lake Isle (CLI). In her opinion, motorists are driving like maniacs. She asked the Board to ask the Tampa Police Department (TPD) to drive around the community and not remain in one spot.

Resident Josh Russell stated, regarding the 26’ commercial box truck parked on his street, he checked the Covenants, Conditions & Restrictions (CCRs), which stipulate that no commercial vehicles are allowed on the premises other than to drop off and pick up passengers. He voiced his frustration that it was revealed at the previous meeting that neither the CDD nor the POA could do anything about the commercial truck. Mr. Russell expressed his disappointment that Mr. Ramphal was not present today, especially since he offered to coordinate with Mr. Russell to resolve the parking issue.

Mr. Shah assured Mr. Russell that the issue would be addressed. He stated that the Board’s goal is to continue making improvements that will increase property values. Mr. Acoff

asked if the CDD and POA attorneys communicated with one another about the parking issue and the CCRs.

**FOURTH ORDER OF BUSINESS**

**Discussion Items**

**A. Street Parking Monitoring and Enforcement**

Mr. Shah stated there is an obvious issue with a commercial truck parked in Canary Isle that must be resolved. He felt that clarity is needed between the CDD and POA responsibilities. He noted that District Counsel, Mr. Babbar, was present to help resolve the issue.

Mr. Babbar listed the following points:

- Ultimately, the POA is the entity that enforces its documents and, although he could make suggestions, it is not within his jurisdiction to say what must be done.
- The CDD owns the road and the right-of-way (ROW) from one edge of the sidewalk to the other edge of the sidewalk, including the grassy strip.
- The CDD is responsible for the maintenance of the sidewalks and the roadways and, if there are any parking issues, Chapter 190 gives the CDD the authority to tow vehicles.
- The CDD does not have fining authority but the POA does.
- The CDD already has towing signage installed around the community, at the entrances, and has an agreement with the towing operator.
- Regarding notice, a sticker may be placed on an illegally parked vehicle to alert the driver that that the vehicle would be towed the next time.
- Illegally parked vehicles could be towed without a sticker because the notice is placed at the front of the gates.
- The CDD could commence towing illegally parked vehicles if it adopts a policy to resolve the current parking issue.

Discussion ensued regarding the grassy area between the sidewalk and the road, a Cooperation Agreement between the POA and the CDD regarding the parking issue, the CDD providing the POA with authorization to enforce the CCRs, selective enforcement, commercial vehicle sizes, logistics, having roving patrols photograph illegally parked vehicles and submitting a report for transmission to Envera.

The following enforcement process was established:

- Circulate a letter informing all residents of a “three-strikes” towing policy.

- Stipulating in the rover’s instructions that photographs should be date-stamped.
- Mr. Hall and Ms. Schewe would oversee the data and mail the violation notices.
- Residents seeking permission to park on the street must make a formal request at the office, where they would be provided with parking credentials that must be visible to the rover.
- Mr. Shah suggested implementing the towing program for six months prior to adoption.  
Asked if a motion is needed, Mr. Adams replied affirmatively and suggested using the verbiage on Page 45 of the CCRs related to overnight parking.

Discussion ensued regarding what to do about out-of-state tags, how to handle hostile residents. forwarding letters and issuing stickers to ensure everyone is notified of the new towing policy. A resident stated that Mr. Melton, who was attending the meeting via Zoom while driving, could not hear the discussion. Mr. Shah stated Mr. Melton need not participate as Mr. Babbar provided clarity on the parking issue.

**On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, implementing a “three-strikes” towing policy for any vehicles parked outside of the parameters of the POA CCRs, was approved.**

**B. Other Items of Joint Interest**

Mr. Acoff asked about data-mining and what happens to those who are caught speeding. Mr. Hall stated letters are mailed to those individuals and the violation is documented and stored in the system. Envera recently asked the CDD to hold off on forwarding data as their system is down. Mr. Shah asked how many speeding violations have been issued in the last six or eight weeks. Mr. Hall stated about ten.

Discussion ensued regarding replacing Envera with another company, purchasing a new \$15,000 camera, radar, visitors caught speeding and increasing the CDD budget to better compensate troopers patrolling the community. Asked if it would be helpful to have a discussion with the TPD, Ms. Springer replied affirmatively and offered to contact TPD and invite a few officers to the next meeting.

**FIFTH ORDER OF BUSINESS**

**Other Business**

Mr. Acoff stated he would like more of the landscaping to be addressed and for the neighborhood to be restored to how it once was. He suggested the Boards consider replacing

vegetation and asking homeowners to do the same around their homes. Mr. Rowles stated the POA commenced issuing violations on September 1, 2021 and he personally issued 1,330 violations for roofs, painting, sidewalks, weeds, unkept driveways, etc. Mr. Shah commended Mr. Rowles for his diligence and voiced his opinion that the community looks a much better than it did six months ago.

**SIXTH ORDER OF BUSINESS**

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

Resident Mark Hanson voiced his understanding that the CCRs have been in place since 1997 and expressed surprise that an enforcement plan is being considered in 2022. He found it astonishing that there was no procedure in place until today. In his opinion, there should be a formal, written procedure for enforcement of the CCRs.

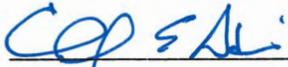
**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Adams stated, rather than adjourning this meeting, it would be best to recess it and continue discussion of the business items during the regular meeting.

There being no further business to discuss, the meeting recessed at 6:46 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair