

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on February 17, 2022 at 7:00 p.m., immediately following the Joint Meeting with the POA, 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:**

Sudhir (Sid) Shah  
Ronald Acoff  
Rene Fontcha

Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present were:**

Chuck Adams  
Amanda Schewe  
Vivek Babbar  
John Hall  
Harry Ramphal  
Richard Carpenter  
Allied Universal Representatives

District Manager  
Office Administrator  
District Counsel  
Facilities Manager  
Resident/POA President  
Resident/LAF Committee Member

**Other Residents present, were:**

Lori O'Rear	Roberta Carroll	Parag Shah	Rob Parkinson
Prashant Shah	Cindy McIntyre	Chris Liming	Satish Dholakia
Brian Little	Saed Patel	Mark Warton	Kamlash Shah
Sanyam Shah	Sedip Patel		

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams reconvened the Joint POA/CDD meeting and called the CDD Regular meeting to order at 6:59 p.m. For the CDD, Supervisors Shah, Acoff and Fontcha were present, in person. Supervisors Castillo and Haque were not present. In consideration of the COVID-19 pandemic,

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

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. Shah welcomed all attendees and stated his goal was to be respectful of everyone’s time and keep the meeting brief. He reported the following:

- There was a recent traffic fatality close to Cory Lake Boulevard on Morris Bridge, which involved a resident’s vehicle and drag-racers.
- Seven sewer manholes were repaired by the City of Tampa (COT), six in Barbados and one in Java.
- The cricket pitch was installed.

**THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

Mr. Fontcha thanked everyone for attending and noted that the POA and CDD Boards addressed the illegal parking issue at the joint meeting held just prior to this meeting. The POA and CDD would continue working together to resolve the street parking issue completely.

**FOURTH ORDER OF BUSINESS**

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

Resident Satish Dholokia noted several issues with the sidewalks, including an uneven block of walkway where residents have fallen. He recently fell on a sidewalk and suffered a minor knee injury, a moderate wrist injury and a nasal fracture. He stated that two of his friends also fell on the cement blocks. He suggested that the CDD appoint someone to inspect all the Isles, document uneven sidewalks and facilitate the repairs. Mr. Shah asked Mr. Dholokia to email the Facilities Manager outlining all uneven surfaces so that Mr. Hall could follow up.

Resident Kamlash Shah discussed uneven sidewalks and stated that he recently fell while walking. He noted that the sidewalks are often blocked, causing pedestrians to walk on the street, and speeding is an issue; he felt that the sidewalks and speeding need to be addressed.

Resident Lori O'Rear found the nightly noise from the basketball courts excessive. She played videos reflecting the noise level. She stated that noise continues until 10:00 p.m., and there is no buffer between her home and the basketball courts. Ms. O'Rear asked the Board to consider upgrading the basketball courts with new surfaces, constructing a barrier, installing a fingerprint system to monitor users and closing the recreational facilities at sunset.

Resident Chris Liming reiterated Ms. O'Rear's frustration with the noise emanating from the basketball courts and stated he would appreciate it if the CDD resolves it by installing updated backboards and equipment, placing time constraints on use of the facilities and installing a sound barrier.

Resident Rob Parkinson thanked the Board and Staff for facilitating installation of protective netting in high-risk areas between Canary Isle and the new cricket pitch. Referencing slides, he reviewed a timeline of the cricket pitch concerns, cricket pitch location in relation to Canary Isle properties, examples of balls that impacted homes and backyards, examples of cricket players retrieving errant balls through backyards and foliage and CDD staff mitigation efforts. Mr. Parkinson asked for signage to be installed to remind players not to use hard balls, which could injure someone. He recommended seeking more community engagement when the CDD makes improvements in order to find out what issues residents are having.

Resident Sanyam Shah stated the basketball court lights go off around 10:30 p.m., and players usually take a few minutes to drink water and cool down before leaving; however, lately, as soon as the lights go off, the rover appears and asks players to vacate the area immediately. He recalled last Friday when the rover was especially rude and threatened to call law enforcement if players did not vacate immediately. He voiced his belief that the rover's behavior was unwarranted and players should have at the very least 10 minutes to cool down. Mr. Shah asked Mr. Hall to confer with the rover about this.

Discussion ensued regarding the rover, current amenity rules, changing the rules and rule enforcement. Mr. Sanyam Shah would email Administration and copy all Board Members if a similar episode with the rover occurs.

Resident Richard Carpenter suggested that the CDD construct an all-purpose field in the Meadows area, across from Canary Isle, to be designated for soccer, baseball, cricket, etc. It

was estimated that it would cost \$300,000 to construct an all-purpose field but it could be done piecemeal. This would be a safe place for residents to play sports.

Resident Roberta Carroll asked the Board to advise the police to move around instead of staying parked in one place when patrolling. She discussed playground parts and voiced her opinion that there still needs to be upkeep and residents must be informed about what is happening.

Resident Mark Warton asked if a noise ordinance could be enforced or signage installed regarding the loud boom boxes on the basketball courts. In his opinion, the language emanating from the boom boxes is offensive; he and other Canary Isle residents do not appreciate it.

Discussion ensued regarding enforcement. Mr. Shah stated signage that reads “No Boom Boxes” or “No Loud Music” would be installed.

Resident Cindy McIntyre felt that there will be noise issues if people are allowed there all the time. She stated if she hears the noise she will complain if they are out there at all hours.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03, Authorizing the Terms, Execution, and Issuance of its Capital Improvement Revenue Note Series 2022, a Loan Agreement, Certificates, and Related Documents to Evidence a Loan in the Principal Amount of \$700,000 to Finance Repair and Reconstruction of District Owned Assets and Capital Improvements Incidental Thereto; Authorizing and Approving Certain Covenants and Agreements With Finemark National Bank & Trust in Connection Herewith; Covenanting to Budget and Appropriate Legally Available Non-Ad Valorem Revenues to Pay the Note; and Providing for an Effective Date**

Mr. Adams presented Resolution 2022-03. The Resolution is the final step in facilitating the loan that was previously approved by the Board. The documents were previously drafted,

reviewed and executed by District Counsel. The Funds would be wired into the CDD’s operating account tomorrow.

**On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, Resolution 2022-03, Authorizing the Terms, Execution, and Issuance of its Capital Improvement Revenue Note Series 2022, a Loan Agreement, Certificates, and Related Documents to Evidence a Loan in the Principal Amount of \$700,000 to Finance Repair and Reconstruction of District Owned Assets and Capital Improvements Incidental Thereto; Authorizing and Approving Certain Covenants and Agreements With Finemark National Bank & Trust in Connection Herewith; Covenanting to Budget and Appropriate Legally Available Non-Ad Valorem Revenues to Pay the Note; and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Presentation/Consideration: Proposals for Security Guard Services**

**A. Allied Universal**

The Allied Client Manager introduced himself.

Mr. Fontcha asked why Allied Universal (Allied) has not attended previous meetings that it was invited to. The Allied Client Manager stated a completely new team has been installed and the former Operations Manager is no longer with Allied. He presented Allied’s proposal and discussed the pay wage, billing rate, staffing issues and the estimated subtotal of \$474,117.

Mr. Acoff was skeptical of the new proposal in comparison to the old proposal that was presented by the previous team.

The new Allied Director of Operations stated that Allied’s goal is to pay its work force a livable wage in order to have better retention and stability for the security team. He noted that, in addition to being a security force, Allied wants to become good partners with the CDD while maintaining a good relationship with the security team and the community. Allied’s new team will examine past issues, address the issues, set forth new standards and communicate what the expectations are.

Mr. Fontcha stated the Board would like more time to review and analyze the proposal and could not make a decision today.

Discussion ensued regarding recruiting and retaining good security officers, overworked guards, conflict resolution, Allied’s other accounts, decision timeline and new uniforms.

Mr. Shah asked about adjusting the billing rate, to better compensate the guards. An Allied representative stated that, while Allied is willing to make adjustments, he did not know the extent; he would present it to his superior.

Mr. Shah stated that security is very important to everyone so he wants to make a decision at this meeting and, even though the full Board is not present, he is confident that Mr. Castillo and Ms. Haque would agree with whatever decision is made.

Discussion ensued regarding a security spreadsheet handout, negotiating with Allied, Securitas, Inc. (SI) Option 2 figures, importance of the Site Supervisor position and setting a threshold before making a decision.

**B. GuardOne Security**

**C. Securitas, Inc.**

**D. Trident Protective Services**

Mr. Hall was directed to secure updated final proposals from SI and Allied. “Security Guard Services” would be included on the March Agenda.

**SEVENTH ORDER OF BUSINESS**

**Update: CDD Facebook Page**

• **Facebook Policy**

Ms. Schewe reported the following:

- Staff created the Facebook page. The page already has a few followers. Information about the Facebook page will be included in the March Islander and posted on the sign boards.
- Staff updated the Cory Lake CDD Social Media Policy with the Board’s comments from the previous meeting.

Per Mr. Shah, Ms. Schewe is to send an e-blast to the community every ten days, encouraging them to join the Facebook page.

**EIGHTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Ms. Schewe stated, at the Board’s direction, she conferred with Mr. Forbes about resuming security meetings, virtually and in person. He was amenable to presiding online. She stated it has been difficult to find a committee member to preside in person so, until Mr. Forbes is able to find someone to preside over meetings in person or is comfortable doing so, no security meetings would be held.

**B. Landscape Aquascape Facilities**

The February LAF report was included for informational purposes.

**C. Spirit Committee**

There was no report.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2022-04.

**On MOTION by Mr. Acoff and seconded by Mr. Fontcha, with all in favor, Resolution 2022-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: January 20, 2022**

**I. Summary of Motions**

**II. Regular Meeting**

District Staff responded to questions regarding releasing public records from Line 138 and tag recognition system through Envera from Line 276.

**III. Action/Agenda or Completed Items**

- B. LAF Committee: February 7, 2022**
- C. Sunshine Board Online Workshop: January 21, 2022 to February 16, 2022 *(to be provided under separate cover)***
- D. Other**

**On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, the January 20, 2022 Summary of Motions, January 20, 2022 Regular Meeting Minutes, February 7, 2022 LAF Committee Meeting Minutes and January 21, 2022 to February 16, 2022 Sunshine Board Online Workshop Minutes, as presented, were approved.**

Mr. Forbes commended the Board on the actions taken at today’s meeting. He asked about the Post Orders for the community. Mr. Shah stated the Post Orders would be reviewed and addressed at the March meeting. Mr. Adams stated District Counsel must review them as well.

Mr. Forbes recommended coordinating with realtors in the community and drafting policies related to parking, speeding and general courtesy towards neighbors. Mr. Shah stated new residents are provided with copies of CCRs at each closing.

Discussion ensued regarding the welcome packet, overnight parking and speeding.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2021**

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2021.

Mr. Hall responded to questions regarding damaged gate arms and plant replacements.

The financials were accepted.

**TWELFTH 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 February Office Administrator & Events Monthly Report.

Ms. Schewe responded to questions regarding the event budget.

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

Mr. Hall presented the February Facilities Manager Report.

- **Update: Cricket Field**

The cricket field is 95% completed.

The Board and Staff discussed resurfacing the basketball courts, the rover, noise barriers, resident complaint calls, installing signage at the basketball courts, sidewalk repairs and recent complaints about a solar panel solicitor.

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

- **NEXT MEETING DATE: March 17, 2022 at 6:00 P.M.**

- **QUORUM CHECK**

The Board Members in attendance confirmed their attendance at the March 17, 2022 meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Other Business**

Mr. Shah reviewed the issues addressed at today’s meeting.

Mr. Forbes asked if a decision was made regarding the temporary speed bumps. Mr. Shah replied affirmatively; the speed bumps would be installed after the paver repairs at the Cross Creek entrance are completed in a week to ten days. Asked if the Board would proceed with license plate readers, Mr. Shah replied affirmatively.

Mr. Shah directed Mr. Hall to order “No Music” signage for the basketball court area.

**FOURTEENTH ORDER OF BUSINESS**

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

Mr. Shah reviewed the package received from Canary Isle residents regarding cricket balls and other balls landing in backyards.

Mr. Shah directed Mr. Hall to facilitate installation of two signs at the cricket field; one stating “No hard balls allowed” and the other stating “Residents only” or a ratio.

Discussion ensued regarding reporting non-residents utilizing the cricket field, the rover, cricket balls, soft ball, baseballs, tennis balls and netting proposals.

Mr. Adams was directed to include Cricket Field Update as a discussion item on the March agenda.

Discussion ensued regarding a recent fatal vehicle accident, promoting speeding awareness, State Troopers, TPD ticketing speeders and installing speed bumps.

Resident and POA President Harry Ramphal voiced his opinion that people do not respect the roadways in Cory Lakes and there has been no communication from the CDD to the residents asking them to slow down and to not abuse the roadways.

Resident Brian Little expressed his excitement about the cricket pitch and his surprise at how many cricket balls go into and across Cory Lake Drive.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There were no Supervisor’s Request.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 9:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/~~Assistant Secretary~~

  
Chair/~~Vice Chair~~