

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on March 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.

**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
A.J. Forbes	Resident/Security Committee Member
Lieutenant Deahl	Tampa Police Department (TPD)
Allied Universal Representatives	

**Other Residents present, were:**

Roberta Carroll	Mahmood Sideique	Parag Shah	Rob Parkinson
Prashant Bodhe	Cindy McIntyre	Mark Hanson	Brian Little
Kishore Joga	Kara Greco	Carlos Guzman	Other Residents

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:03 p.m. Supervisors Castillo, Shah and Acoff were present, in person. Supervisor Fontcha was not present at roll call. Supervisor Haque was not present. In consideration of the COVID-19 pandemic, this meeting was being offered

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

virtually, via Zoom, and telephonically, to allow public participation while reducing person-to-person contact.

**SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

There were no Chairman’s opening remarks.

**Mr. Fontcha has arrived at the meeting at 6:03 p.m.**

**THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

Mr. Shah wished everyone a Happy St. Patrick’s Day, expressed his sympathies to the family of a young drowning victim in the community and voiced his hopes for a swift and productive meeting, which could result in more participants.

Mr. Acoff concurred with Mr. Shah and stated the Board needs to be effective and mindful of everyone’s time.

Mr. Castillo stated the Board sympathizes with the family of the young drowning victim and with the families of the victims of the war in Ukraine.

Asked for an update on a recent gas leak, Ms. Schewe stated one or two homes in Bermuda Isle were evacuated but the matter was brought under control.

**FOURTH ORDER OF BUSINESS**

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

A Capri Isle resident reported that a recent storm damaged a CDD-owned fence in his backyard. Mr. Castillo asked for the address and directed Mr. Hall to inspect the fence.

Resident Prashant Bodhe commented on the CDD fence and on non-residents accessing the community to play on the cricket field. Mr. Castillo stated the fence would be taken care of and signage prohibiting non-CLI residents from using the cricket field was ordered.

Resident Parag Shah felt that the volleyball court lights are dim and need to be addressed. Asked if this issue is related to the bulbs or the breaker, Mr. Hall stated it is a transformer issue; he personally repaired the lighting within the past two years. Discussion ensued about repairing the volleyball court lights. Mr. Hall would check the lighting again and

stated the CDD has the parts but needs the equipment to make the repairs. Mr. Shah would email photographs to the Facilities Manager and the Board.

Resident Roberta Carroll thanked the Board for improving the pool, requested more sand for the playground and commented on trespassers accessing the community to use the amenities. She voiced her opinion that the recent child drowning was a tragic accident that should awaken the community and cause parents to keep a closer watch over their children.

A Canary Isle resident stated he noticed that there is an automated external defibrillator (AED) in the Clubhouse and one in the weight room but no AED in the pool area nor appropriate signage. He felt that the Board should consider this for health and safety purposes.

Mr. Acoff voiced his feeling that Staff should post information to mobilize the community to be more alert at the pool and make a collected effort to watch the children. Ms. Schewe would send an e-blast and post a link stressing that pool safety should be a joint responsibility for all CLI residents.

Resident Mark Hanson voiced his desire to discuss fireworks prohibition in the community. He stated that the issue has been raised several times and residents were informed that, even though fireworks are prohibited in the community, a new State law states that fireworks cannot be prohibited. He conferred with District Counsel after the last meeting and Mr. Babbar referenced Florida Statutes 791.08-3, which was passed in April 2020, and prior to that, fireworks were illegal in Florida. The interpretation is that, since fireworks are currently legal, they cannot be prohibited. He read the following clause:

“The Legislature does not intend for the application of this section to supersede any prohibition against use of fireworks contained within a legally executed and properly recorded Declaration of Covenants. However, a Homeowners Association (HOA) through Board of Directors may not promulgate rules that attempt to abrogate a homeowner’s right to use fireworks during a designated holiday.”

Mr. Hanson voiced his understanding that if the Covenants say there can be no fireworks, then this law does not override that. He read the following from the 1993 Covenants:

“The shooting of firearms, fireworks and pyrotechnic devices of any kind, character, type or size and any activities shall not be permitted on any lot, dwelling unit or other residential property or property within CLI.”

Mr. Hanson concluded that the Covenants prohibit fireworks and the 2020 State law does not supersede that; therefore, the CDD can prohibit fireworks in CLI and not be in violation of the 2020 law.

Mr. Castillo stated the POA owns the Covenants so this should be presented to the POA. He urged Mr. Hanson to contact the POA President or the Property Manager, John Rowles. Mr. Hanson recalled that there was a lot of discussion at the joint CDD/POA meeting about enforcement and asked which entity is responsible for enforcement. Mr. Adams stated the particular provision that Mr. Hanson recited is the POA’s responsibility and the law will not circumvent any POA Covenants or restrictions.

Resident Brian Little noted an ongoing situation of unlicensed teenagers driving golf carts in the neighborhood and trespassing on private property to fish, including standing on docks and boats. This issue was previously reported to, the Security Committee, Neighborhood Watch, Board Members, Staff and the Tampa Police Department (TPD). The TPD stated they would not assist or respond to complaints. He thought that, if this matter is not addressed, someone will eventually get hurt and the CDD could be liable.

Resident Mahmood Sideique inquired about lake maintenance and reported that there is moss and algae in a pond behind his home. Mr. Castillo stated the CDD engaged a lake management company to clean the lake weekly; sometimes they treat the lake and sometimes they treat the ponds. Mr. Hall asked for Mr. Sideique’s address so that he can inspect the lake.

Resident Kara Greco echoed Mr. Little’s comments and stated teenagers should not go onto her property, as there is a fence that goes to the seawall. She questioned the expense for the rover and the benefit, as, in her opinion, residents are paying for a service but receive very little in return.

Mr. Acoff asked what can be done to stop trespassers from accessing CDD-controlled property. Discussion ensued regarding the lack of response from the TPD and the rover.

Lieutenant Deahl stated it is problematic if a TPD officer informs a resident that they will not do anything about an issue, when responding to a call and apologized on behalf of the TPD.

He urged residents to contact the TPD station and report unhelpful officers to a Shift Supervisor or Lieutenant. He discussed golf carts in the community, the law in relation to private and public roadways and the non-emergency TPD number.

**FIFTH ORDER OF BUSINESS****Consideration: Award of Contract for Security Guard Services**

Mr. Hall stated Securitas submitted a revised proposal and Allied is the only presenter in attendance.

**A. Allied Universal**

Mr. Ken Neal presented the new Allied Universal rate proposal. Security officers hourly wage would increase from \$14 to \$15 per hour with the bill rate staying the same.

Mr. Castillo asked how much the guards currently earn per hour. Mr. Neal stated \$11 per hour. Mr. Acoff asked what added value the CDD would receive in exchange for the wage increase. Mr. Neal stated the increased pay wage would allow for better quality personnel with less turnover. Discussion ensued regarding the current high turnover rate and adjusting the total hours per week from 424.5 to 396. Mr. Acoff asked Mr. Neal to review and recertify all the totals to make sure they are accurate.

**B. Securitas, Inc.**

The Board and Staff compared the total costs of the Securitas Proposal to those of Allied's revised proposal.

**▪ Discussion: TPD Presence and Traffic Enforcement**

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

Lieutenant Deahl asked if there was anything else to be addressed. Mr. Acoff recalled previous discussions about a lack of TPD presence in the community and asked for increased TPD presence due to speeding. The Board would like the community to be patrolled more frequently than before. Lieutenant Deahl stated that Sergeant Turlock was assigned to the area and he is reliable and very familiar with CLI. Additionally, Lieutenant Deahl would personally contact the Special Operations Division Motor Sergeant and request stronger traffic enforcement. Lieutenant Deahl commented on the speeding issues and traffic mitigation efforts that could be considered, such as speed bumps, additional stop signs and speed limit signage.

In the meantime, TPD would dispatch its motor unit to CLI and Sergeant Turlock and the New Tampa squad will patrol as much as they can.

**Lieutenant Deahl left the meeting.**

Mr. Shah voiced his preference to change security companies and noted the considerable number of complaints about Allied over the years and Allied’s management issues. Mr. Acoff suggested giving Allied another opportunity to improve its level of service. Mr. Castillo concurred with Mr. Acoff and voiced his opinion that Allied should be retained for at least six months.

Discussion ensued regarding granting Allied a six-month grace period, the \$15 per hour pay rate increase, resident complaints about Allied, the LMP contract, possibility of Securitas matching Allied’s bill rate and identifying savings. Mr. Adams stated, from a pricing perspective, if Allied is retained, it would be an addendum to the existing contract and all the contract provisions would remain intact; the CDD has the ability to terminate with 30 days’ notice.

**On MOTION by Mr. Fontcha and seconded by Mr. Castillo, with Mr. Fontcha, Mr. Castillo and Mr. Acoff in favor and Mr. Shah dissenting, the Allied Universal revised rate schedule, contingent upon new uniforms and a six-month grace period, with monthly progress reports on performance standards, effective April 1, 2022, was approved. (Motion passed 3-1)**

**SIXTH ORDER OF BUSINESS**

**Discussion: TPD Presence and Traffic Enforcement**

This item was addressed during Item 5B.

**SEVENTH ORDER OF BUSINESS**

**Discussion/Review: Recommended Post Order Revisions from Security Committee Co-Chair (to be provided under separate cover)**

Mr. Adams stated the revised Post Orders were supposed to be provided under separate cover, since they are exempt from public viewing because they are of a security nature; however, they were not sent. He stated that he would email the revised Post Orders to the Board tomorrow. The revisions were previously reviewed by District Counsel, who had no

issues with any of the revisions proposed by Mr. Hall. Mr. Forbes was informed that the Board did not receive the post orders and this item would be deferred to the next meeting.

Mr. Forbes commended the Board for reaching a consensus on the security company. In his opinion, unless the updated Post Orders are reviewed and approved by the Board, the guards will not succeed, since the Post Orders are essentially the rules that the guards must follow to meet expectations and hold management accountable. He noted that residents need help but there is a disconnect and some disgruntled residents are considering forming their own security committee to circumvent the current Security Committee and the CDD Board and make their own decisions about security.

Discussion ensued regarding the revised Post Orders, rover, security guards, trespassers, TPD and the revised Allied contract. Per Mr. Castillo, Allied representatives are to be invited to every meeting for the next six months. "Post Orders Revisions" would be included as a review/discussion item on the next agenda.

**EIGHTH ORDER OF BUSINESS**

**Discussion: Cricket Field Updates**

Mr. Hall reported the following:

- The signs are in production.
- The turf requires specific paint and staff is searching for the lime paint.

Regarding the cricket net, Mr. Hall stated he has been researching a reasonably-priced permanent in-ground solution instead of a portable unit.

**NINTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Mr. Hall stated Envera has yet to address the matter of a license plate reader.

**B. Landscape Aquascape Facilities**

There was no report.

**C. Spirit Committee**

There was no report.

**TENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: February 17, 2022**

**I. Summary of Motions**

Change "Saed Patel" to "Sandip Patel"

**II. Joint Meeting with Property Owners Association**

Line 88: Delete "has"

Line 114: Change "Helton" to "Melton"

**III. Regular Meeting**

Line 31: Change "Saed Patel" to "Sandip Patel"

Line 47: Change "on" to "close to" and "and Morris Bridge" to "on Morris Bridge"

Line 256: Delete entire line.

Line 257: Delete "about safety. He" and insert "Mr. Forbes" in front of "recommended"

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

This item was not addressed.

**B. Sunshine Board Online Workshop: February 18, 2022 to March 16, 2022 (to be provided under separate cover)**

**C. Other**

**On MOTION by Mr. Acoff and seconded by Mr. Shah, with all in favor, the February 17, 2022 Joint CDD/POA Meeting Minutes, February 17, 2022 Summary of Motions and February 17, 2022 Regular Meeting Minutes, as amended, and the February 18, 2022 to March 16, 2022 Sunshine Board Online Workshop Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2022.

Mr. Adams responded to questions regarding the "Capital Outlay" line item on Page 4, Staff workflow, purchasing process, "Total infrastructure reinvestment" amount of \$55,000 and the "Assets and Liabilities" on Page 1. The financials were accepted.



## TWELFTH ORDER OF BUSINESS

## Staff Reports

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

Mr. Adams stated Mr. Chang was working on permit applications for the CDD. Mr. Castillo asked if work on the weir project would commence in the current calendar year. Mr. Adams replied affirmatively; he anticipated that the design is near completion, approvals would be obtained at the end of the summer and the project would commence in the fall.

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

Ms. Schewe presented the March Office Administrator & Events Monthly Report, including the Facebook Page Reporting Information.

Ms. Schewe responded to questions regarding resident feedback on the Facebook page, the comments section and Ms. Schewe's staffing needs.

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

Mr. Hall presented the March Facilities Manager Report.

- **Status of Sidewalk Inspection**

Mr. Hall reported the following:

- The three concrete companies that are used on a regular basis do not have the manpower to grind the sidewalk.
- The most cost effective and practical way to commence the project would be to rent a machine and start grinding the sidewalks.
- Mr. Babbar had advised of movement with the drainage issue in Capri Isle. As soon as additional information is obtained, the Board would be updated.
- The Clubhouse roofing is expected in April or May. The tile company is producing enough tiles to complete the Clubhouse before the rainy season; roofing work on the two guardhouses would commence at the end of May or early June.

Mr. Hall responded to questions regarding speed bump repairs at the Cross Creek entrance, purchase of a new truck, City of Tampa manhole repairs, obtaining painting proposals for the guard houses and when the well project would commence.

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

- **Resolution 2022-05, Adopting a Policy Regarding Parking and Towing on District Owned Property; Designating Authorized Representatives to Work with Towing**

**Operators; Authorizing the Engagement of an Authorized Towing Operator; Providing for Conflicts and Severability; and Providing an Effective Date**

**This item was an addition to the agenda.**

Mr. Adams presented Resolution 2022-05, which was transmitted under separate cover.

The Resolution accomplishes the following:

- Outlines the CDD's Parking and Towing Policy.
- Makes certain findings under Chapter 190, Florida Statutes, that the CDD has the authority to establish a parking and towing policy.
- Authorizes CDD representatives.
- Authorizes the engagement of a towing company.
- References parking restrictions as outlined in the CDD's Declarations.
- Outlines the towing procedures.
- Outlines the three-warning system.

Mr. Acoff noted that the Resolution is not inclusive of the sidewalks but it should be. He asked about signage and parking restrictions. Mr. Adams stated a policy specific to sidewalks and roads was previously reviewed by District Counsel. He would email it to the Board.

Discussion ensued regarding the Resolution, tracking temporary parking violations, written notices to violators, parking expiration dates, towable offenses, the rover, TPD, Covenants, Conditions and Restrictions (CCRs) and when to publicize the towing policy.

**On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, Resolution 2022-05, Adopting a Policy Regarding Parking and Towing on District Owned Property; Designating Authorized Representatives to Work with Towing Operators; Authorizing the Engagement of an Authorized Towing Operator; Providing for Conflicts and Severability; and Providing an Effective Date, was adopted.**

- **NEXT MEETING DATE: April 21, 2022 at 6:00 P.M.**
  - **QUORUM CHECK**

The next meeting would be held on April 21, 2022.

**THIRTEENTH ORDER OF BUSINESS**

**Other Business**

Mr. Acoff asked Mr. Adams to prepare a document outlining election “Dos and Don’ts” for the next meeting. Mr. Adams stated he previously conferred with Mr. Babbar regarding Board Members campaigning for others and was informed that it is outside the role of a CDD Supervisor though the Sunshine Law could be violated if CDD business is discussed with two or more CDD Supervisors present.

**FOURTEENTH ORDER OF BUSINESS**

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

Mr. Forbes voiced his opinion that the three-strikes warning in the Parking and Towing Policy is too much. He reported that some people are removing their license plates to circumvent identification and recommended installing face-recognition cameras at the pools to recognize individuals entering the pool area. Mr. Castillo stated if there is no license plate staff would photograph the vehicle, including the Vehicle Identification Number (VIN).

Resident and POA President Harry Ramphal asked about Ms. Haque, complimented the landscaping and commented on the Board’s decision to retain Allied. Mr. Castillo stated the Board did not execute a long-term contract and the decision could be reversed if performance does not improve.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

Mr. Shah stated that County Commissioner Ken Hagen would be invited to the next meeting and requested including Mr. Hagen’s presentation on the April agenda.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 9:04 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair