

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on April 21, 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
Steve Small	LMP Landscape Maintenance Professionals
A.J. Forbes	Resident/Security Committee Member
Ken Hagen	County Commissioner
Richard Reidy	Assistant to Commissioner Hagen

**Other Residents present, were:**

Roberta Carroll	Parag Shah	Cindy McIntyre	Kara Greco
Carlos Guzman	Roya Monfared	Richard Carpenter	Dr. Frank Gaskill
Don Reich			

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Castillo called the meeting to order at 6:00 p.m. Supervisors Fontcha, Shah, Acoff and Castillo 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.

**SECOND ORDER OF BUSINESS**

**Chairman’s Opening Comments**

Mr. Castillo voiced his hope to adjourn by 9:00 p.m., and asked the public to comment on agenda items only. He thanked Ms. Haque for serving on the Board.

**THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

Mr. Shah shared the same sentiments about Ms. Haque and wished her family the best. He complimented and thanked Staff for their efforts hosting successful community events.

Mr. Shah asked everyone to be mindful of each other’s time. He hoped resident attendance and participation would increase. He asked for residents to post questions on the Sunshine Board so that Staff and the Board can view them and give answers at a meeting.

Mr. Castillo agreed with the request to present the Seventh Order of Business after public comments, due to Commissioner Hagen’s prior commitment.

Mr. Acoff thanked Ms. Hague for her service on the Board. He thanked Staff and those who participated in the recent community event.

Mr. Fontcha welcomed the residents in attendance. He hoped more would attend via Zoom. He asked everyone to be mindful of the time and to keep their comments concise and civil. He thanked Ms. Haque for serving this community over several years.

**FOURTH ORDER OF BUSINESS**

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

Resident Roberta Carrol thanked the Board for having more sand added to the playground. Regarding the backboard, it was noted that the platform was received and would be installed today. She expressed her enjoyment of the community and her disappointment of the bickering and those posting incorrect information and asked everyone to stop it. She commended Ms. Haque for her contributions to the CDD and expressed interest in being considered to fill the Seat.

**County Commissioner Ken Hagen arrived at the meeting at 6:13 p.m.**

- **Presentation by Hillsborough County Commissioner Ken Hagen Regarding Approval of a De-Acceleration Lane at the Cory Lakes Isles Entrance on Morris Bridge Road for Vehicles Engineering from the North**

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

Mr. Shah thanked Commissioner Hagen for attending tonight's meeting and listed several projects that his office has facilitated that greatly benefit the community, including extending a left turn lane into CLI from Morris Bridge Road which eliminates stacking, installing signage on Morris Bridge alerting motorists that they are approaching Cory Lake Boulevard, funding a \$5.2 million Bronson Park Enhancement Project at Cross Creek and Morris Bridge and the construction the New Tampa Performing Arts Center to be completed this fall. Mr. Shah also noted his and Mr. Hall's contributions to the installation of the turn lane on Morris Bridge Road and his and Ms. Springer's efforts in the establishment of the Sheriff Substation to crack down on area speeders.

Commissioner Hagen commended Mr. Shah on his perseverance and due diligence on CDD matters. He discussed upcoming projects, including a Sheriff's Office Substation, for which groundbreaking was expected within a couple of months. A ribbon cutting ceremony for the Park behind Sprouts will be in September; announcements will be sent once the date is known.

Commissioner Hagen discussed the plan to install a dedicated turn lane and bike lanes on Morris Bridge Road, within the next couple of months, as a short-term solution; the long-term solution will be to install a light.

Commissioner Hagen responded to questions regarding the Sheriff Substation addressing speeding issues and not being able to widen Morris Bridge Road southbound due to conservation constraints. He would submit the request for installation of a beacon on the yellow signs at the Morris Bridge Entrance, as they are not visible after sunset, and find out the long-range plans for the Chapel area. He would return and provide another update in a few months.

Assistant to Commissioner Hagen, Richard Reidy, reported the following:

- The Cory Lake Isles community pays some of the highest taxes in the County and City compared to other neighborhoods but the precinct has one of the poorest voter turnouts.

➤ Communities compete against each other for limited dollars available, which results in County Commissioners typically voting on matters based on voter turnout; therefore, Cory Lake Isles residents need to help the community be more recognized by the Commissioners.

➤ The County is reallocating funds, which is the only reason this project is proceeding, as it is not a Capital Improvement Project (CIP).

Mr. Reidy discussed upcoming projects and explained that traffic engineers do not recommend widening roads as a way to address speeding. He mentioned an article about what the Florida Department of Transportation (FDOT) wants to do on US 301.

▪ **Update: Landscape Activities**

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

Mr. Small reported the following:

➤ The palm tree trimming in the common areas will be completed tomorrow and trimming at the residence models should commence next week and be completed by the end of the week or the following week.

➤ Proposals were prepared to add more plant material to some locations.

➤ In his opinion, the community looked good and the flowers were blooming.

➤ He spoke to Mr. Hall about replacing distressed plants and they decided to wait and see which ones fully recover from being trimmed before replacing them.

➤ He would advise crews to clean up the hedges and debris towards Cross Creek Boulevard.

Mr. Small recommended replacing certain plant materials due to age. He would provide suggestions and proposals so funds can be allocated in the Fiscal Year 2023 budget. It was noted that some projects might have to be completed in phases.

Resident Parag Shah thanked Mr. Hall for getting the lights repaired and stated that the basketball backboard needs to be repaired. It was noted that it would be repaired once the winds die down.

Resident Roya Monfared thanked prior and current Board Members for their service. She asked if the the CDD would announce the open Seat via a community-wide email and

whether an appointment would be made or if the Seat would be filled in November. Mr. Adams advised that the options available would be discussed later in the meeting.

Resident and POA President Harry Ramphal complimented the landscaping crew on a wonderful job. He recognized Ms. Haque's and the Board Member's contributions to the CDD. He discussed options for filling vacant Seat 4 and voiced his opinion that appointing a woman, such as Sheryl, might be a good fit or appointing Dr. Patel, Dr. Reidy or himself, who were experienced; the Seat could also remain vacant until the November election. Mr. Ramphal asked if he could decline the Board stipend, if appointed, and reallocate those funds to the pool lifeguard budget line item. Mr. Adams stated he would have to accept it and then donate it back to the CDD.

Mr. Ramphal thanked Mr. Shah for his efforts to make the community safer and expressed his opinion that the Sheriff substation will help with security. He noted that getting a traffic light installed on Morris Bridge Road would be a lengthy process but was happy to hear it will happen.

Resident Richard Carpenter submitted his request to fill the unexpired term of Seat 4. He discussed his qualifications, committee positions and acting as the Facility Manager during Mr. Darling's absence, all of which he felt resulted in many improvements in the community and reflect his interest, service and commitment. He stated his intent to decline the stipend if he is appointed.

Resident Kara Greco requested a copy of the CIP projects list, which contains required and unnecessary projects the community wanted. She did not want another assessment increase, as she felt homeowners might not be able to afford it.

Ms. Greco was advised that the CDD financed \$700,000 to proceed with three major CIP projects, including replacing the roofs at the Beach Club and the two guardhouses, repairing the weirs and digging deeper wells to sustain above the rain gutter level. The repair budget line item was increased by \$11,000 for other miscellaneous items at the Clubhouse. The next phase would be to build up the Fiscal Year 2023 budget to take on another list of items. Ms. Greco asked Staff to provide a three-year plan.

Resident Cindy McIntyre felt that the presentation by Commissioner Hagen and Mr. Reidy made it very clear that those who vote the most get the most return. She felt that everyone should be encouraged to vote in the upcoming election. She asked the Board to reconsider making the Beach Club a polling precinct for the November election.

Dr. Frank Gaskill, a resident, introduced himself and distributed business folders to the Board. He discussed his professional background as a psychologist, availability to provide free talks specializing various topics and his love of residing in diversified communities. His wife is also a highly known marriage therapist.

Resident Don Reich voiced his opinion that the self-nominated candidates are well-qualified but asked the Board to delay the appointment in order to convey information about the open seat so residents can attend the next meeting. It would also give the Board more time to vet candidates and make an informed decision.

A resident asked for the pothole at Cross Creek Boulevard coming in toward the gate to be repaired. Mr. Hall stated that it is being repaired today.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Resignation of Supervisor Sheila Haque, Seat 4; Term Expires November, 2022**

Mr. Castillo presented Ms. Haque’s resignation letter.

**On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, the resignation of Ms. Sheila Haque from Seat 4; Term Expires November 2022, effective immediately, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 4**

Mr. Adams provided the following information:

- The remainder of the Board is tasked with appointing a Qualified Elector to fill the vacant Seat, within the 90-day statute, or the seat can remain open until the November General Election, when the term of Seat 4 expires. He noted instances of CDD Boards leaving a seat

vacant until the General Election to avoid the appearance of endorsing one candidate over another.

- The qualifying period commences at noon on June 13, 2022 and closes at noon on June 17, 2022.
- Interested candidates must apply directly with the Supervisors of Elections office to be on the November ballot.
- As multiple interested candidates are expected, he suggested waiting until the qualifying period ends to decide whether to appoint someone or keep the seat vacant until the general election.

Discussion ensued regarding the options. The consensus was to defer this item and reconsider it in June, after the qualifying period ends, and post adopted Resolution 2022-04, which contains all relevant dates and information pertaining to the election process.

- A. Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in separate package*)**
  - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - II. Membership, Obligations and Responsibilities**
  - III. Financial Disclosure Forms**
    - a. Form 1: Statement Financial Interests**
    - b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
    - c. Form 1F: Final Statement Financial Interests**
  - IV. Form 8B; Memorandum of Voting Conflict**
- B. Consideration of Resolution 2022-06, Designating Certain Officers of the District, and Providing for an Effective Date**

These items were deferred. As Resolution 2022-06 was not used here, the number 2022-06 would be used for an add on agenda item Resolution.

## SEVENTH ORDER OF BUSINESS

**Presentation by Hillsborough County Commissioner Ken Hagen Regarding Approval of a De-Acceleration Lane at the Cory Lakes**

**Isles Entrance on Morris Bridge Road for  
Vehicles Engineering from the North**

This item was presented during the Fourth Order of Business.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Updated/Restated Parking  
Policy (to be provided under separate cover)**

Mr. Adams presented the updated Restated Parking and Towing Policy, which included the items discussed at the last meeting, and was defined as Exhibit A to Resolution 2022-06, which was transmitted under separate cover and would be presented for adoption.

Discussion ensued regarding outlining overnight, temporary visitor parking pass guidelines to provide as Post Order to Security Personnel and the suggestion to implement the Dade City Golf Course visitor pass system or upgrade Allied's system. The Board directed Ms. Schewe to publicize the updated policy on the website and Facebook and for Staff to e-blast it with an indication that the Policy was adopted at the April meeting and would become effective on May 1, 2022.

- **Resolution 2022-06, 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 2022-06.

**On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, Resolution 2022-06, Adopting a Policy Regarding Parking and Towing on District Owned Property to be effective on May 1, 2022; 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.**

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

Mr. Adams stated that the Post Order Revisions were emailed during the last meeting.

Resident and Security Committee Member A.J. Forbes noted the following:

- Post Orders are specifically for the rover and the security guard responsibilities.
- The guard company's name still needs to be updated.
- The Board was asked to reconsider a prior request to implement an aside process to the Post Orders whereby Security and Neighborhood Watch are notified if something is going on in the community and, once they are involved, he, Paul or Cheryl would notify everyone via the What's App Neighborhood Watch Page, which was created last week.
- Guards should be more friendly in helping with homeowner requests.

Mr. Adams stated that District Counsel reviewed and did not have any issues with the proposed changes and noted the additional rule of not allowing access to visitors under the age of 18, unless they are registered, might meet with resistance.

A Board Member felt Board Members should be notified of situations sooner in the communication chain and asked Mr. Forbes to email a sample Security Incident Report to the Board. He asked for clarification of the Restraining Visitor List, which is invalid as the CDD is not allowed to prevent access, and suggested simplifying the language in the Post Orders so Allied relays it correctly to their personnel so that it can be executed accurately.

Mr. Acoff stated he was supposed to receive the first draft of the Post Orders and Staff was to implement several revisions before the final draft was presented to the Board.

Discussion ensued regarding how to maintain and audit compliance of the Post Orders.

Mr. Adams read a portion of District Counsel's email, as follows:

"The additional rule for minors may ruffle some feathers but there is no clear guidance on the Fair Housing Act (FHA) jurisdiction over these types of situations. It is possible that someone could allege discrimination based on age or household, but it is fairly common and even the insurance company encourages age restrictions for amenity usages because of liability issues."

Staff would refine several details in the Post Orders and present the final draft and discuss how to manage compliance by the security provider at the next meeting.

Discussion ensued regarding instructions for emergency truck access and having the rover go to the emergency site to determine the situation. Mr. Adams stated that there would be no issue with Security disseminating information about major events to the Security Committee and community but the Security Committee cannot give directives to the contractor, as that would create a liability.

Ms. Greco recalled an incident when she was not alerted of a visitor and when she discussed it with the guard, she did not receive a response. Mr. Adams stated that access to the CDD cannot be denied but suggested residents register unwanted visitors in the system so they can receive an alert if the person is on site. Ms. Schewe asked for residents to contact her if they are not alerted of a visitor who is not on their list so she can research it. It was noted that it is up to the resident to contact the Sherriff, not the guard.

**TENTH ORDER OF BUSINESS**

**Presentation: Resident Appeal to CDD Regarding Employee Appreciation**

Mr. Shah addressed the suggestions on the list and noted the following regarding the suggestions:

#1: Residents already conduct an Annual Employee Appreciation Day.

#2: Agrees that someone should be appointed to present their request to the Board to assign a one-day, weekly youth activities day at the Clubhouse.

#3: Disagrees, as he believes only CDD events should be posted on the digital bulletin board, to prevent clutter.

The Board agreed with Mr. Shah’s comments and deemed this matter closed.

**ELEVENTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

- **Update: Allied Universal**

In response to a request, the Board agreed to make this is a standalone item on future agendas for the foreseeable future. It was noted that an invitation to attend CDD meetings was extended to Allied. A Board Member stated that the Allied Representative was unable to attend today, due to a prior commitment, but assured that he would attend the next meeting.

Mr. Acoff asked how the CDD can validate Allied is paying its Security officers the new salary. Ms. Schewe stated the invoices confirm it.

**B. Landscape Aquascape Facilities (LAF)**

There was no report.

**C. Spirit**

There was no report.

**TWELFTH ORDER OF BUSINESS**

**Approval of Minutes**

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

**I. Summary of Motions**

**II. Regular Meeting**

The following changes were made:

Line 57: Move to Line 45

Line 330: Change “and” to “though” and change “in this regard” to “if CDD business is discussed with two or more CDD Supervisors present”

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

Item 2 was completed.

**B. LAF Committee: April 4, 2022**

**C. Sunshine Board Online Workshop: March 18, 2022 – April 20, 2022 (to be provided under separate cover)**

**D. Other**

**On MOTION by Mr. Acoff and seconded by Mr. Castillo, with all in favor, the March 17, 2022 Regular Meeting Minutes, as amended, and the March 17, 2022 Summary of Motions, April 4, 2022 LAF Committee Meeting Minutes and**

March 18, 2022 to April 20, 2022 Sunshine Board Online Workshop Minutes, as presented, were approved.

### THIRTEENTH ORDER OF BUSINESS

### Acceptance of Unaudited Financial Statements as of February 28, 2022

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2022. He responded to questions regarding assessments and stated that the \$55,000 deposit for the roof was the only amount expended from the \$700,000 loan. Regarding whether the CDD uses City water for irrigation, Mr. Adams replied affirmatively, in areas by Barbados Isle Drive.

A Board Member asked if insurance will reimburse the CDD, as the "Security gate maintenance & repair" line item exceeded budget. Mr. Hall stated he must review the charges; he believed most of the costs were to replace the battery backup systems and to repair the access control box used by emergency personnel.

### FOURTEENTH ORDER OF BUSINESS

### Staff Reports

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

There was no report.

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

Ms. Schewe was commended on the success of the Spring Festival.

Ms. Schewe presented the April Office Administrator & Events Monthly Report.

The Board agreed to accept the proposed new office hours that would become effective on May 1, 2022; an e-blast with the new hours would be sent.

The Board agreed to moving this agenda item to earlier in the agenda.

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

Mr. Hall presented the April Facilities Manager Report. A Board Member asked about the freon issue. Mr. Holmes would be emailed to find out the outcome of the recent meeting.

- **Update: Status of Sidewalks**

Mr. Hall stated that the speed bump repair project at the Cross Creek entrance, and the sidewalk repair project will be completed no later than tomorrow.

- **Update: Cricket Fields**

This item was not addressed.

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

- **NEXT MEETING DATE: May 19, 2022 at 6:00 P.M.**
  - **QUORUM CHECK**

The next meeting would be held on May 19, 2022.

**FIFTEENTH ORDER OF BUSINESS**

**Other Business**

Mr. Shah asked Staff to send an e-blast regarding protocol regarding golf cart use in the community. Mr. Hall stated he would work with Ms. Schewe on the e-blast. Board Members shared recent incidents involving golf carts. Regarding whether the CDD can enforce no parking in the grass or no fishing in the lakes, Mr. Adams stated if the provisions are included in the POA’s Covenants and Deed Restrictions, then the POA, as a private entity, can enforce the policy.

**SIXTEENTH ORDER OF BUSINESS**

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

Ms. McIntyre asked if there is a policy of where they can post events in the Islander. Mr. Adams recalled the issue of timing and suggested posting them on the electronic board outside the stores. Discussion ensued regarding regulating content.

Ms. McIntyre suggested the POA no longer post messages on behalf of the CDD, as she felt this confuses new residents about the responsibilities of the CDD and POA.

Mr. Carpenter indicated that the Landscape Committee plans to submit a request asking the CDD to redo the plantings at Cross Creek. Mr. Adams asked for the costs to be submitted so it can be incorporated into the proposed Fiscal Year 2023 Budget being presented at the next meeting.

It was noted that the Security Committee will meet on May 2, 2022.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There were no Supervisors' requests.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 9:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COPSA  
Secretary/Assistant Secretary

He [Signature]  
Chair/Vice Chair