

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on May 19, 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
Paul Chang (via Zoom)	District Engineer
Amanda Schewe	Office Administrator
John Hall	Facilities Manager
Kemuel Henderson	Allied Universal
A.J. Forbes	Resident/Security Committee Member
Rich Carpenter	Resident/LAF Committee Member

**Other residents present, were:**

Pushpinder Puri	Parag Shah	Stephen Hancz	Kara Greco
Chandra Sathi	Ben Shah	Tyra Agnew	Dan Wolnik
Harry Ramphal	Dharmesh Shingala		

**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. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

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

There were no opening comments by the Board Chair.

**THIRD ORDER OF BUSINESS**

**Other Supervisors' Opening Comments**

There were no opening comments by the other Supervisors.

**FOURTH ORDER OF BUSINESS**

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

Resident Pushpinder Puri recited a list of items that he feels the community needs including a new audio/video system to better hear meeting discussions, additional benches along the lake, picnic tables, gazebos and a hot tub in the pool area.

Resident Harry Ramphal voiced his appreciation to Mr. Shah and other Board Members for their hard work on behalf of the community. He commented on the noticeable change in vehicles no longer blocking the sidewalks. He mentioned the proposed budget and operation and maintenance (O&M) fee increases and stated that the POA Board changed over and Ms. Sheryl Springer is the POA President; he felt that she will do a great job.

Resident Rich Carpenter thanked the Board for taking a stand by implementing the parking policy and opening up the sidewalks. He shared that a neighbor who uses a walker is benefitting from the policy, as he no longer has to maneuver around illegally parked vehicles.

Resident Stephan Hancz stated the soccer field has grown in popularity since the pandemic and brought the community together. He asked if there are sufficient budget funds to perhaps level it out to prevent player injuries and to install a sprinkler system.

Another resident echoed Mr. Hancz's sentiments and stated he has used the soccer field for the past four or five years and witnessed at least 10 injuries on the soccer field due to its bumpiness. He thinks people are beginning to shy away from the field and the Board should make leveling the soccer field a priority.

Resident Dharmesh Shingala asked if the Tenth Order of Business could be moved up, as it involves his and his neighbor's properties and he must leave the meeting early.

Ms. Tyra Agnew stated she is a former competitive swimmer, owns and operates Tampa Elite Mobile Swim Lessons and recently took her very successful business full time. She has no

other employees. She provides private one-on-one lessons and group lessons and would like to offer lessons at Cory Lake Isles (CLI) for \$35 for a 30-minute lesson.

Mr. Castillo asked if Ms. Schewe was provided with her contact information. Ms. Schewe stated Ms. Agnew previously contacted Administration but, since it was too late to include her on this agenda, Mr. Adams had suggested that Ms. Agnew make a brief presentation during public comments. Ms. Schewe stated the Board would consider the proposal and she would personally contact Ms. Agnew tomorrow regarding the decision.

Resident Dan Wolnik echoed Mr. Puri's request for a better audio/video system and voiced his hope that the Board will approve the swimming instructor, as he is interested in purchasing lessons for his five-year-old.

Resident Kara Greco thanked the Board for enforcing the parking policy, having stickers placed on illegally parked vehicles and preventing them from blocking the sidewalks, which makes it safer for everyone. She asked about upcoming projects. Mr. Castillo stated every budget season needs versus wants are discussed, which will likely occur at the next meeting.

A resident thanked the Board for their hard work and helping make the community safer. He noted the bumpiness of the soccer field and stated that players have to play with care to avoid getting injured on the uneven field and urged the Board to consider a solution.

▪ **Discussion: Johnson Engineering, Inc., Memo Regarding Dispersion Pond at Rear of 17923 and 17927 Cachet Isle Drive**

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

Referencing a Johnson Engineering Memorandum, Mr. Chang reported the following:

- After a rainfall event in January, there was some ponding on Cachet Isle Drive.
- It was determined that there was a dispersion pond behind 17923 Cachet Isle Drive.
- An inlet and a pipe go behind the house and the pipe discharges into the dispersion pond and the water stages up, overflows and flows towards the lake or the wetland.
- This area was filled in such a way that the water no longer flowed.
- Staff inspected the area on April 29<sup>th</sup> and discovered that the homeowner installed additional piping that directs the water towards the wetland.
- The homeowner's modifications now result in the CDD being out of compliance with the permit that was previously approved.

- The homeowner indicated that they were unsuccessful in engaging a professional to resolve the issue.
- Staff provided this Memo so the Board understands what is happening and can provide direction on how to proceed in this matter.
- If the Southwest Florida Water Management District (SWFWMD) were to perform a random inspection, the CDD would receive a violation notice.

Mr. Acoff stated he was very concerned for the homeowner and nearby residents being impacted by the dispersion pond and possible flooding during the upcoming rainy season. Mr. Castillo asked to hear from the homeowner.

Mr. Shingala stated he recently moved to CLI and, after purchasing the home, he noticed that his yard is 1 ½' lower than his neighbor's yard. When it rained, all the water was coming into his yard, which is why he felt it necessary to have a pipe installed to direct it to the lake; he then installed sod to level the area. He stated it was an accidental occurrence, acknowledged that he caused the flooding issues in the neighborhood and voiced his willingness to make the repairs. He stated he is trying to engage a civil engineer but with very little success. He asked the Board for patience and assistance in rectifying the matter.

It was noted that the issues at hand are the flooding at both properties and how to remedy the situation so that everything fits under the requirements of the stormwater permit.

Discussion ensued regarding Mr. Shingala's predicament, whether the pond has been maintained, whether there is an easement, a SWFWMD inspection, a similar situation in Capri, the dispersion pond, the preserves and how to bring the area back into compliance.

Mr. Chang stated the dispersion pond acts like a pretreatment pond before water is discharged and, by having this PVC pipe, the homeowner has essentially eliminated the dispersion pond, which eliminates the pretreatment method and contaminants from the road can enter the wetlands. Mr. Shah stated Mr. Shingala is a good neighbor in that he has admitted his mistake and is willing to expend funds to rectify the matter. He felt that a site Engineer would be more helpful than a Civil Engineer and asked Mr. Hall and Mr. Chang to assist in locating a professional engineer for Mr. Shingala. The consensus was to allow Mr. Shingala six months to remedy the issue and to keep the Board updated through Mr. Hall.

- **Discussion/Consideration: Johnson Engineering, Inc., Stormwater Management Needs Analysis Report**

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

Mr. Chang presented the Stormwater Management Needs Analysis Report and responded to questions about the Report.

Mr. Chang and Mr. Adams responded to questions regarding the GIS system, size of the lake, future water control plans and the stormwater management program.

Mr. Adams stated the Report will be submitted to Hillsborough County by June 30, 2022 and the County will submit it to the State by July 30, 2022.

Regarding the redesign of the weirs, Mr. Chang stated the draft designs are completed, a pre-application meeting is set for June 1<sup>st</sup> and the designs would be submitted by the end of June. In response to Mr. Castillo's request for design copies, Mr. Adams stated Staff would distribute copies to the Board once Mr. Chang attends the pre-application meeting and the designs are approved to be finalized.

**Mr. Chang left the call.**

**FIFTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

Mr. Forbes reported the following:

- The Security Committee recently met for the first time in two years. It was very constructive and Mr. Shah, Mr. Hall and Ms. Schewe were in attendance.
- The Committee welcomes fresh ideas from new residents to help move the community forward as far as safety and security of all residents.
- Mr. Forbes clarified his recommendation for improved communication and stated, although his communication with CDD Staff is excellent, there should be better communication to residents who do not read reports or attend meetings and who are oblivious of what is going on.
- A new Neighborhood Watch chat group was launched on Nextdoor to educate residents.

Mr. Castillo asked about neighborhood cleanups. Ms. Springer stated cleanups are not typically scheduled in the summer months.

Mr. Shah thanked Mr. Forbes and Ms. Springer for keeping the community safe and suggested scheduling a joint meeting between the CDD and the POA.

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

Mr. Carpenter presented the May 2, 2022 LAF Committee minutes and highlighted the following recommendations from the LAF Committee:

- Add an additional \$75,000 to the plant replacement budget line item.
- Add an additional \$20,000 for stormwater drainage.
- Replace the boards in the hockey rink, at an estimated cost of \$65,000.
- Remodel the Beach Club kitchen area, at an estimated cost of \$120,000.
- Refurbish the tables in the pool area.

Discussion ensued regarding the budget, amenities, gym expansion, gym use, Heritage Isles comparisons and increasing CDD fees.

**C. Spirit**

There was no report.

**SIXTH ORDER OF BUSINESS**

**Update: Allied Universal**

• **Discussion: New Uniform Options**

Mr. Henderson gave the following update:

- He has been making regular on-site visits since he was assigned to the CDD.
- Uniform samples were sent to the CDD a few months ago; the CDD has yet to select which color polo shirts it wants.

Ms. Schewe stated she never received a box. She thought the package might be in a cabinet at Morris Bridge. Mr. Castillo stated he would prefer military style uniforms instead of polo shirts. Mr. Acoff concurred but felt that the rover should wear a polo-type shirt, due to the heat. Asked how the dress code will be monitored and maintained, Mr. Henderson stated the on-site supervisor would be tasked with inspecting uniforms and, at no time, should officers arrive on site in dirty, wrinkled uniforms.

Discussion ensued regarding the preferred uniform style and color combinations. Ms. Schewe would email the Board's uniform choices to Mr. Henderson tomorrow morning.

**SEVENTH ORDER OF BUSINESS**

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

This item was deferred to the June meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2022-08. He reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes. He clarified that, regardless of what the Table states, the budget is not proposing a \$500 increase. It was a programming error that has since been corrected. Mr. Adams would email an updated list of changes to the Board under separate cover. Ms. Schewe would send a reminder, via Facebook, that it is budget season and the proposed Fiscal Year 2023 budget will not be finalized until the July meeting.

**On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, Resolution 2022-08, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 18, 2022 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

Mr. Adams presented Resolution 2022-09.

**On MOTION by Mr. Acoff and seconded by Mr. Castillo, with all in favor, Resolution 2022-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Discussion: Johnson Engineering, Inc., Memo Regarding Dispersion Pond at Rear of 17923 and 17927 Cachet Isle Drive**

This item was addressed following the Fourth Order of Business.

**ELEVENTH ORDER OF BUSINESS**

**Discussion/Consideration: Johnson Engineering, Inc., Stormwater Management Needs Analysis Report**

This item was addressed following the Fourth Order of Business.

**TWELFTH ORDER OF BUSINESS**

**Consideration of SOLitude Lake Management Addendum to Current Contract**

Mr. Adams presented the SOLitude Lake Management Addendum and stated that the primary reason for the increase is rising chemical costs.

In response to Mr. Acoff’s question, Mr. Adams stated the scope of services is unchanged; this is strictly a financial addendum. Staff will email the SOLitude contract to Mr. Acoff.

Discussion ensued regarding the increase amount and algae blooms.

**On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the SOLitude Lake Management Addendum to Current Contract, in a not-to-exceed amount of 3.5%, was approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Report by Office Administrator: Amanda Schewe**



Ms. Schewe presented the May Office Administrator & Events Report. The Board and Staff discussed access denial at the Cachet Gate, temporary visitor's passes, golf carts, parking violation notices and Ms. Agnew's swimming lessons proposal.

#### FOURTEENTH ORDER OF BUSINESS

#### Approval of Minutes

##### A. Board of Supervisors: April 21, 2022

Mr. Adams stated that a few corrections were provided by Mr. Carpenter.

##### I. Summary of Motions

Change "Hagen" to "Hagan"

Change "Richard Right" to "Richard Reidy"

##### II. Regular Meeting

The following changes were made:

Line 22 and throughout: Delete "POA President" before and after "Harry Ramphal"

Line 25 and throughout: Change "Hagen" to "Hagan"

Lines 74 and 75: Change "Mr. Shah welcomed Commissioner Hagen and gave an overview of the issues he was involved in addressing for the CDD" to the following:

"Mr. Shah thanked Commissioner Hagan 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."

Line 86: Change "dock" to "Morris Bridge Entrance"

Line 124: Change "Sharon" to "Sheryl" and "Dr. Ready" to "Dr. Reddy"

Line 263: Change "review" to "receive"

Line 264: Change "review several iterations" to "implement several revisions"

Line 387: Change "Mr. Ramphal" to "Mr. Carpenter"

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

Action/Agenda Item #61: Change “Mr. Ramphal” to “Mr. Carpenter”

- B. LAF Committee: May 2, 2022**
- C. Security Committee: May 2, 2022**
- D. Sunshine Board Online Workshop: April 22, 2022 – May 18 2022 (to be provided under separate cover)**
- E. Other**

**On MOTION by Mr. Acoff and seconded by Mr. Fontcha with all in favor, the April 21, 2022 Summary of Motions, Regular Meeting Minutes and Action Items, as amended, the May 2, 2022 LAF Committee Minutes, May 2, 2022 Security Committee Minutes and April 22, 2022 to May 18, 2022 Sunshine Board Online Workshop Minutes, as presented, were approved.**

**FIFTEENTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022. He responded to questions regarding how the \$700,000 loan is being utilized.

Per Mr. Acoff, Mr. Adams would prepare a reconciliation sheet of sources and uses of the \$700,000 loan for tracking purposes.

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

This report was given earlier in the meeting.

**B. Facilities Manager: *John Hall***

Mr. Hall presented the May 2022 Activity Report. He stated that the roofing project at the Clubhouse would commence the week of June 13<sup>th</sup>. A notice would be sent to residents.

Mr. Hall responded to questions regarding well repairs, weirs, painting, playground repairs, resident palm trees, holiday lighting, the O&M budget for outside maintenance and staging, fencing and traffic re-direction to facilitate the roofing project.

Mr. Castillo suggesting inviting the holiday lighting contractor the next meeting.

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

**I. 2,146 Registered Voters in District as of April 15, 2022**

There were 2,146 registered voters residing in the CDD as of April 15, 2022.

**II. NEXT MEETING DATE: June 16, 2022 at 6:00 P.M.**

**o QUORUM CHECK**

The next meeting would be held on June 16, 2022.

**SEVENTEENTH ORDER OF BUSINESS**

**Other Business**

The Board’s consensus was to engage Ms. Agnew to provide swimming lessons in CLI. Requesting a proposal packet with a fee schedule, insurance information and conducting a background check was discussed.

Resident complaints regarding parking stickers for blocking sidewalks and addressing parking exceptions were also discussed.

**EIGHTEENTH ORDER OF BUSINESS**

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

Mr. Forbes felt that it is extremely difficult for motorists to make a left turn into the community from Morris Bridge because of ongoing construction.

Mr. Hall would contact the Construction Engineer.

Mr. Carpenter asked how the Cachet Isle resident was able to make such extensive drainage changes to his property without approval from the Design Review Committee (DRC). Mr. Hall stated the pipe was exposed, there was a depression where the dispersion pond was and it was functional. The complaint was that alligators come there because of ponds. Mr. Fontcha stated it was due to poor judgment and a lack of knowledge of the permitting process.

**NINETEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There were no Supervisors’ requests.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 9:16 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair