

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on June 16, 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
Pahil Chang (via Zoom)	District Engineer
Amanda Schewe	Office Administrator
John Hall	Facilities Manager
Steve Small	Landscape Maintenance Professionals LMP
Timothy Gay	Illuminations Holiday Lighting
Tyra Agnew	Swim Instructor
A.J. Forbes	Resident/Security Committee Member
Rich Carpenter	Resident/LAF Committee Member
Marla Little	Resident
Roberta Carroll	Resident
Cindy McIntyre	Resident
Ann Baylea	Resident
Anoop Reddy	Resident
Parag Shah	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:00 p.m. Supervisors Shah, Acoff and Castillo were present, in person. Supervisor Fontcha was not present at roll call. One seat was vacant.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

There were no opening comments by the Board Chair.

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

THIRD ORDER OF BUSINESS

Other Supervisors' Opening Comments

Mr. Acoff welcomed all meeting attendees.

FOURTH ORDER OF BUSINESS

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

Certified Swim Instructor Tyra Agnew stated that she attended the last meeting and returned tonight to go over her proposal, which includes proof of insurance and certifications. A copy of the packet was sent to Ms. Schewe.

Mr. Fontcha has arrived at the meeting.

Ms. Agnew distributed and reviewed her Tampa Elite Mobile Swim Lessons proposal and discussed her training, experience and goals, including offering lessons, helping adults and children become more comfortable in the water and offering fitness classes. She wants to offer a twice weekly, six-week program starting in July and offer group classes and private, one-on-one sessions at flexible prices. She concluded that she is a reliable, consistent Swim Instructor and looks forward to potentially being the CDD's exclusive Swim Instructor.

Asked when the swim lessons would start, Ms. Agnew stated after the July 4th holiday. Asked if she is an exclusive Swim Instructor in any neighboring communities, Ms. Agnew stated that she is currently mobile and works at her clients' homes and their community pools but, thus far, CLI would be the only community wherein she would be an exclusive swim instructor.

Mr. Shah stated exclusivity to Ms. Agnew had not been granted. He directed Ms. Schewe to amend the contract to specify that the pool is for the exclusive use of CLI residents and no children from other communities are allowed into CLI for swim lessons with Ms. Agnew and email it to Ms. Agnew. Mr. Castillo recommended entering into a profit-sharing agreement with Ms. Agnew, similar to the agreement with the tennis coach, whereby quarterly profits are shared with the CDD. The Board agreed with Mr. Castillo's suggestion.

On MOTION by Mr. Fontcha and seconded by Mr. Acoff, with all in favor, consenting to moving forward with Tampa Elite Mobile Swim Lessons, subject to the CDD amending the contract to include profit-sharing as well as specifying that Ms. Agnew will not have exclusivity in the community, consistent with the tennis contract, was approved.

Resident Marla Little stated that she and four other residents formed a “Color Committee” and are working to update the color palate in the neighborhood, as it is beginning to look dated. The Committee contacted the POA and aligned with an associate at Sherwin Williams who created an updated color folder for CLI, which the Committee would like to share with the LAF Committee. Ms. Little asked if the Committee can have input on the paint colors that will be used for the Clubhouse and the guardhouses and if the painting could be delayed until after the LAF Committee and the Color Committee meet.

Mr. Castillo stated that Mr. Hall is waiting for the Clubhouse roof to be completed.

As the next LAF Committee is not scheduled to meet again soon, Ms. Schewe stated that Staff will ask the LAF Committee if they are willing to meet before August to discuss color options.

Ms. Little stated the concern is solely on the exterior paint.

Discussion ensued regarding trim color, stream lights, track lighting, monuments, painting Morris Bridge, the wells and the POA’s involvement. Ms. Schewe would contact the POA and LAF Committee members to schedule a meeting to discuss the color palette.

Regarding hurricane season, resident Roberta Carroll asked if the CDD has a strategic plan for residents to follow. She asked about the pump station, loss of electricity, generators and the CDD’s communication plans with residents in the event of a hurricane. Ms. Schewe stated a hurricane preparedness pamphlet was circulated. Mr. Acoff discussed the Neighbor-to-Neighbor program, which enables people to communicate with and assist each other in a crisis.

Discussion ensued about the CDD Facebook platform, sending e-blasts and CDD website. Mr. Acoff asked if the CDD is positioned to run generators and power up the lift stations. Mr. Hall stated the City owns the lift stations. Mr. Acoff suggested having a conversation with the City of Tampa (COT) about hurricane procedures and generator. Mr. Adams stated Staff will obtain the COT’s Emergency Plan; the COT has a responsibility to manage the lift stations to ensure there is not an elicit sewage discharge.

▪ **Update: Landscape Activities**

This item was an addition to the agenda.

Mr. Small voiced his opinion that the property looks good and reported the following:

➤ LMP received 97.5% on its most recent inspection and 95% on its past five or six inspections. He thanked Mr. Hall for his assistance and recognized him as valued team member.

Regarding landscape activities for the end of June and into July, new landscaping was installed at Morris Bridge, outside the guard shack, at the Cross Creek main entrance and at the Fountain. Old plantings along Cory Lake Boulevard will be cleared and replaced with new plant materials and a few palm trees will be installed near Morris Bridge.

▪ **Discussion: Holiday Lighting**

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

Referencing handouts, Mr. Gay reviewed the Holiday Decoration Pricing Matrix 2022, highlighted line item changes and cost adjustments compared to the 2021 Matrix and explained the reasons for any changes and cost increases. He discussed optional features, such as track lighting, wreaths, bows, bottle brush and palm tree lights. The goal is to try to decorate 40 palm trees; 15 palm trees were decorated in 2021. Decorating an additional 20 palms in 2022, at a cost of \$8,550, and extending the contract for one additional year in order waive an outstanding fee of \$3,420 from the 2021 bill, was suggested.

Mr. Acoff asked if it is possible to videotape the holiday decoration setup. Mr. Hall stated there is a videotape of 2021 setup. Mr. Castillo stated the palm trees make the community unique and asked if all the trees at the Cross Creek entrance could be decorated but at a lower level than the previous year. Mr. Fontcha asked if lowering the level of the lights in the palm trees could bring about cost-savings. Mr. Shah suggested eliminating the banners and decorating the 20 additional palm trees instead. Mr. Acoff asked Mr. Gay to incorporate the Board's feedback and provide a revised proposal.

Discussion ensued regarding issuing a \$3,420 credit, extending the contract to Year 4, the budget goal, decoration options and achieving the "wow" factor. Mr. Gay would re-work the numbers and present additional alternatives at a future meeting.

FIFTH ORDER OF BUSINESS**Committee Reports****A. Security**

Mr. Forbes stated there were no meetings in May; the next meeting will be in August and there is nothing new to report. He asked if Board Members had any concerns or questions regarding the Post Orders handout.

Mr. Forbes stated the Tampa Police Department (TPD) is looking into establishing a new Neighborhood Watch for the New Tampa area and, as soon as the new person is known, he would invite them to a Security or CDD meeting.

Mr. Acoff asked if the Post Orders are enforceable for the contract with Allied. Mr. Adams replied affirmatively.

On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, the revised Cory Lake Isles Post Orders for the Guardhouse and Rover dated June 1, 2022, were approved.

B. Landscape Aquascape Facilities (LAF)

Mr. Carpenter expressed his hope that the Board will consider the budget items that were presented and suggested at the last meeting.

C. Spirit

There was no report.

SIXTH ORDER OF BUSINESS

Update: Allied Universal

Mr. Hall stated that Mr. Henderson emailed advising that he had to drop off the call.

SEVENTH ORDER OF BUSINESS

Discussion: Holiday Lighting

This item was presented following the Fourth Order of Business.

EIGHTH ORDER OF BUSINESS

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

This item was presented during Item 5A.

NINTH ORDER OF BUSINESS

Continued Discussion: FY 2023 Proposed Budget

Mr. Adams reviewed the proposed Fiscal Year 2023 budget. He discussed the reasons for increases in the “Legal – general counsel”, “Engineering” and “Electricity” line items. Overall, the Professional and Administrative Expenditures will increase \$15,000, year-over-year,

mostly due to increases in the “Insurance”, “Legal fees” and “Tax collector” line items. The “Capital improvement program” line item reflects negative \$380,000 because some continuing project costs will be incurred in Fiscal Year 2023 and will be revised further. Mr. Acoff asked for a revenue breakdown for homeowners. Mr. Adams will prepare a breakdown schedule that lists sources and uses of funds and add check boxes for completed and pending items.

Discussion ensued regarding funds earmarked for well replacement, painting costs, difficulties hiring a well contractor, discolored lounge chairs and tables, allocating funds for benches and a better sound system, soccer field repairs, manhole repairs and having the pipes and drains inspected and remedied. Per Mr. Castillo, Mr. Hall to secure proposals to level the soccer field and present them at the next meeting.

Mr. Adams and Mr. Hall responded to questions regarding the impact of vehicle towing on legal fees, year-to-date legal fees, “Assistant field manager” and “Rental and leases” line items, virtual guard, stormwater drainage, funds recouped from gate-arm damage, Utilities adjustments, the gator, pick-up truck and gym equipment lease payments, tree canopies, cost of updating the playground equipment, pressure cleaning rain gutters, Florida Highway Patrol (FHP) and off-duty policing and a TPD request. Per Mr. Shah, Mr. Hall to contact the TPD to request police patrols in CLI to control speeders.

Asked for the net impact to homeowners, based on budget adjustments during this meeting, Mr. Adams stated that the CDD assessment would increase from \$2,468 to \$2,577 in 2023. Regarding the recent Allied Security increase, Mr. Adams stated the Allied increase was included in the assessment increase.

This agenda item will be included on the July agenda.

TENTH ORDER OF BUSINESS

Staff Report by Office Administrator: Amanda Schewe

Ms. Schewe presented the June Office Administrator & Events Report. She reviewed the End of School event recap sheet and the Event Proposal for FY 2022-2023.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: May 19, 2022

Mr. Acoff asked for an update on the SWFWMD pre-application. Mr. Adams stated that the District Engineer is still working on it.

I. Summary of Motions

II. Regular Meeting

The following change was made:

Line 290: Change “Ronson” to “Bronson”

III. Action/Agenda or Completed Items

In response to a question about whether old items were completed, Mr. Adams stated the Action Items list would be updated to reflect items that were completed over the last few months but not yet marked as completed.

B. Sunshine Board Online Workshop: May 20, 2022 – June 15, 2022 (to be provided under separate cover)

C. Other

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the May 19, 2022, the Regular Meeting Minutes, as amended, and the May 19, 2022 Motions Summary and Action Items and the May 20, 2022 to June 15, 2022 Sunshine Board Online Workshop Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2022

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2022. He responded to questions regarding the Unassigned fund balance, adopted budget amount of \$643,654, note proceeds, the “3 months working capital” of \$391,395, the financial health of CDD and opportunities for cost-savings. Mr. Adams confirmed that the CDD continues to move in the correct direction. The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. Facilities Manager: *John Hall*

Mr. Hall presented the June 2022 Activity Report. He highlighted the following:

- Met with representatives from Ryan Homes last week.
- Completed a walk-through of the projected construction areas in Tahiti and Anguilla Isles. Work would commence within the new few weeks.
- A rough draft of a letter to affected property owners was drafted but needs to be modified to reflect feedback related to resident questions.
- Once the notices are mailed and resident questions and concerns are addressed, a timeline will be established and residents will be informed.
- The total project time will be six weeks to two months, weather permitting.
- He will find out if Ryan Homes will update the lot grading plans.
- The roofing project is ongoing.
- Parking: The current towing contract will be discontinued as of July 9, 2022; other towing companies are being researched.
- Manhole Project: The City will be asked for an update.

Discussion ensued regarding how to handle sidewalk violations, how Hunters Green handles parking violations, resident garage issues, guest parking, vehicles that block sidewalks, garage hardship language and selective enforcement.

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, questioning garage hardships utilizing the Hunter’s Green form, in substantial form, effective July 1, 2022, and authorizing Staff to modify the policy as necessary, was approved.

Asked how the garage hardship policy will be communicated, Mr. Adams stated he will email the final version to the Board and ask Ms. Schewe to e-blast the policy to the community.

Mr. Hall responded to questions regarding the wells, drainage issue in Cachet Isle and the facilities budget.

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

Mr. Adams stated POA and CDD Board Members asked for the next joint meeting to be on a different day than the Regular meeting and suggested scheduling it as a workshop, for flexibility purposes. Several attendees, including himself, would attend via Zoom. The potential dates are July 12th or 14th at 6:30 p.m. The date will be finalized with Mr. Rawls, of the POA.

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

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

FOURTEENTH ORDER OF BUSINESS

Other Business

Mr. Castillo stated a few items recommended by the LAF Committee at the last meeting need to be considered and asked if there was any room in budget for any of the suggested improvements. Mr. Adams recommended that the Board prioritize the LAF Committee’s suggestions ahead of the next meeting and consider them during the budget discussion. Mr. Castillo asked for “wish-list items” to be included on the next agenda. Mr. Adams would include the wish-list that was previously presented.

FIFTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Mr. Carpenter suggested installing azaleas at Cross Creek and voiced his opinion that the Board should consider repairing the hockey rink before someone is injured. Regarding the parking exemption, Mr. Carpenter questioned allowing residents to park vehicles in their driveways, as it blocks sidewalks, making it difficult for pedestrians to walk through. Mr. Hall stated, per District Counsel, residents cannot be prevented from parking in their driveways.

Resident Cindy McIntyre asked if residents will be paying one flat amount for electricity. Mr. Adams stated that the expense is for the streetlights and there is an escalator provision related to fluctuating fuel charges. Asked if there is any incentive for residents to reduce their electrical usage, Mr. Adams stated there is not. Asked if the lights on the sports field are on a timer, Mr. Hall replied affirmatively. Ms. McIntyre asked about the cost of painting the pool house to match the new color palette. Mr. Acoff stated it is not finalized. Mr. Adams stated that will be an add-on. In response to Ms. McIntyre’s question regarding the “Unassigned” line item on Page 4 of the proposed Fiscal Year 2023 budget, Mr. Adams stated the \$643,654 amount is budgeted surplus fund balance for the current year budget and, of that, there is a working capital amount for the first few months of the new fiscal year.

SIXTEENTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors' requests.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 9:37 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair