

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

The Board of Supervisors of the Cory Lakes Community Development District and the Board of Directors of the Cory Lake Isles Property Owners Association held a Joint Workshop on July 14, 2022 at 6:30 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. Members of the Boards, staff and public were able to listen to and/or participate in the meeting via Zoom, at <https://us02web.zoom.us/j/85327826341>, and telephonically at 1-929-205-6099, Meeting ID: 853 2782 6341 for both.

Present from the CDD were:

Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary

Present from the POA were:

Sheryl Springer	President
Anoop Reddy	Vice President
Marcelo Mejia	Member-at-Large
Rishi Vasudiva	Secretary

Also present were:

Chuck Adams	District Manager
Amanda Schewe	CDD Office Administrator
John Rowles	POA Manager
Mark Hansen	Resident/POA Re-write Committee
AJ Forbes	Resident/Security Committee Member
Heidi Gracia	Resident/POA Re-write Committee
Roberta Carroll	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the workshop to order at 6:33 p.m. From the CDD, Supervisors Shah and Acoff were present. From the POA, Sheryl Springer, Dr. Anoop Reddy, Marcelo Mejia and Rishi Vasudiva were 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**Discussion Items:****A. Working Jointly to Enforce Speeding Infractions**

Mr. Shah felt that lately the Florida Highway Patrol (FHP) has not been enforcing the speed limit, which he thinks is because of staff shortages. He stated that the CDD previously budgeted for speed limit enforcement by the FHP for four hours per week.

Ms. Springer stated that she has a relationship primarily with the Tampa Police Department (TPD) and was unaware that FHP has not been patrolling the community. Ms. Schewe stated that the FHP officer that usually patrols had surgery and just returned to work on Monday.

Discussion ensued regarding FHP, the lack of TPD presence despite a previous promise to step up patrols, Neighborhood Watch (NW), fractured relationship between the CDD and the City of Tampa (COT), speed bump issues, cameras, an enforcement agreement between both Boards and a three-pronged speeding enforcement approach involving FHP, COT and Hillsborough County.

Ms. Springer would invite a TPD representative to the July 21, 2022 CDD meeting.

Mr. Shah asked Ms. Schewe to confer with Mr. Hall regarding speeding reports from Envera. Regarding speeding, Mr. Adams stated, in order to move forward, the CDD should address the frequency of the speeding reports, which was previously outlined in the agreement between the entities.

B. Working Jointly to Enforce No Wake Zones in Big Lake

Mr. Shah recalled that, when he moved into the community, the No Wake Zone was enforced and privileges were taken away but lately there is confusion as to which Board is responsible for enforcement. From his residence, he sees boaters speeding all the time. Mr. Shah expressed his opinion that the Boards must decide which entity will be responsible for enforcement.

Mr. Shah stated, originally, the CDD Board was tasked with enforcement and issued decals to violators. Ms. Springer pointed out that neither Board has a boat or sufficient staff to monitor speeding on the lake and asked about having homeowners report speeders. Mr. Acoff asked how that process would be validated and if the CDD still has enforcement power over the lake. Mr. Adams stated speeding on the lake is very similar to speeding on the roads, Staff could

set up the means and method to collect the data and forward it to the POA for enforcement through its Fining Committee.

Mr. Rowles believed that, if cases are challenged and taken to court, judges will dismiss the cases unless there is physical, photographic proof of the speeding. Mr. Adams stated solar-powered cameras with cell packs could be installed on the No Wake Zone buoys to videotape speeders and, if the CDD collects the data, the POA can enforce it.

Discussion ensued regarding new technology, camera costs, how camera theft would be handled and managing the information.

Mr. Adams will investigate this further and provide an update at the July 21, 2022 CDD meeting.

C. Other Business of Joint Interest

Ms. Springer recalled the POA and CDD previously discussing sending a joint letter to Waste Management (WM) and stated she would be happy to draft and send it to the COT or the County, whichever is responsible for the WM contract. Mr. Acoff opined that the POA and CDD should send separate letters to WM so that there is no comingling the communication and to avoid confusion. Asked if there would be any conflict of interest with the CDD sending letters regarding damages, Mr. Adams stated not necessarily and suggested including this as a discussion item at the July 21, 2022 CDD meeting.

Ms. Springer recalled that, at the last CDD meeting, there were discussions about changes to how parking on sidewalks is enforced. She voiced her understanding that it will become Mr. Hall's responsibility to monitor illegal parking. She asked if Mr. Rowles could help, as Mr. Hall is often inundated with work.

Mr. Acoff asked about Mr. Rowles' employment status with the POA. Mr. Rowles stated his is a full-time position; he is on site at least two times per week and works in the corporate office the rest of the time.

In response to a question regarding the CDD's sidewalk enforcement policy, Ms. Schewe stated that letters are mailed to violators and stickers are placed on illegally parked vehicles; after a certain number of violations, two warnings are given and, if the violations continue, the vehicle is towed and the violator must pay impound fees.

Discussion ensued regarding the CDD's sidewalk enforcement policy, the HOA's covenants, establishing a dual-enforcement opportunity, legal guidance, issuing waivers and the rover's monitoring hours of 1:00 a.m. to 6:00 a.m.

Mr. Shah asked if sidewalk policies can start being enforced at 8:00 p.m. Mr. Adams replied affirmatively. Per Mr. Shah, Mr. Adams is to check with District Counsel regarding the sidewalk policies and the progress of the waivers and give an update at the next CDD meeting.

Ms. Springer stated Covenants have rulings regarding planting within easements. An easement can be the area beside or behind the home, depending on how the house is situated, and also the area between the sidewalk and road, up to the mailbox. POA Board Members have noted that several homeowners installed plantings, specifically around the mailboxes, and a few planted on the easement on the side of their homes. Ms. Springer stated that the plantings around the mailboxes were challenged by the POA's Covenant Enforcement Committee and the Board is revisiting this item, in line with the Covenants, and Mr. Rowles conferred with Mr. Hall regarding this issue. Mr. Rowles stated basically, per Mr. Hall, the CDD's Rules dictate what type of tree can be planted but nothing beyond that; the POA would like additional clarification of how the CDD views homeowners planting along the easement. Mr. Adams stated plantings, deed restrictions and Covenant enforcement are the POA's jurisdiction; the only policy the CDD put in place is with regard to street trees being trimmed at the same time for continuity but, beyond that, the CDD doesn't have any involvement in plantings within the easements.

Discussion ensued regarding the re-writing of the HOA Covenants, the palm tree exception and the Developer.

Ms. Springer stated that the POA will postpone enforcement on plantings in the easement until the Covenants are re-written and there is clarity on the matter. Mr. Shah asked if any members of the Re-write Committee were in attendance. Ms. Springer stated Mr. Hansen and Heidi were present.

Ms. Heidi ___ stated that the Re-write Committee is very focused on eliminating the things that do not apply to the POA. She discussed the CDD assuming some of the responsibilities that the POA will be removing from its Covenants. She stated that there needs to be joint accountability and the CDD needs to create a document that lists all the items for which the CDD will be responsible, once removed from the HOA Covenants. Mr. Adams suggested that, once the Covenants are re-written, the Committee should circulate a red-lined

version to the CDD so that the CDD is able to pick up from where the HOA leaves off. He noted that the CDD is limited in its abilities. Mr. Acoff stated, before the CDD assumes any additional responsibilities, the items must be reviewed District Counsel. Mr. Adams concurred and stated that will be part of the process.

THIRD ORDER OF BUSINESS

NEXT MEETING DATE: July 21, 2022 at 6:00 PM

○ **QUORUM CHECK**

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

FOURTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the workshop adjourned at 7:36 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair