

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

The Board of Supervisors of the Cory Lakes Community Development District held Multiple Public Hearings and a Regular Meeting on August 18, 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 via Zoom, at <https://us02web.zoom.us/j/83397954590>, and telephonically at 1-929-205-6099, Meeting ID: 833 9795 4590, for both.

Present were:

Jorge Castillo	Chair
Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Ann Belyea	Supervisor-Appointee

Also present were:

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
John Hall	Facilities
Kemuel Henderson (via telephone)	Allied Security
Becky Abbott (via telephone)	Allied Security
Steve Small	Landscape Maintenance (LMP)
A.J. Forbes (via telephone)	Resident/Security Committee Member
Rich Carpenter	Resident/LAF Committee Member
Haadhaq Lawrence	GFWC

Residents present were:

Harry Ramphal	Parag Shah	Marcelo Mejia	Brian Little
Sheila Asson	Don Reich	Toshina Sethi	Jim Carroll

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Castillo called the meeting to order at 6:00 p.m.

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

Supervisors Castillo, Shah, Acoff and Belyea were present, in person. Supervisor Fontcha was not present at roll call.

SECOND ORDER OF BUSINESS

Chairman’s Opening Comments

Mr. Castillo welcomed all attendees to the meeting.

THIRD ORDER OF BUSINESS

Other Supervisors’ Opening Comments

There were no opening comments from the other Supervisors.

FOURTH ORDER OF BUSINESS

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

Resident Sheila Asson, a long-term resident, stated that she enjoys everything about the community except for the gym. She felt that less prestigious neighboring communities have far better gyms. In her opinion, the gym is too small, inadequate and should be reconstructed, especially if the CDD wishes to attract younger or middle-class homeowners in the near future.

Resident and POA member Marcelo Mejia echoed Ms. Asson’s sentiments regarding the gym and noted that the gym has been a recurring topic of conversation among residents and he resigned himself to obtaining gym memberships elsewhere. He implored the Board to reconsider improving and upgrading the gym.

Resident Don Reich commented on the floating docks that sometimes break free and are can cause significant damage to other docks and boats. He is bringing this to the Board’s attention so a procedure can be put in place immediately to prevent dangerous accidents.

Resident Harry Ramphal noted the need to repaint the Clubhouse and guard houses. He commented on a candidate for one of the Board seats advertising swim classes on social media and that candidate taking credit for projects that the CDD has already initiated or approved.

Regarding the comments about needing a better gym, Mr. Castillo recalled that a gym survey was circulated a few years ago and nothing came of it. He recommended holding town hall meetings to discuss renovating the gym and to reach a consensus. He has always been in favor of improving the gym because it would benefit the CDD and asked for the Board’s input.

Discussion ensued regarding gym size, construction costs, an assessment increase, town hall meetings, the budget, forming a gym committee and communicating with homeowners.

Mr. Shah voiced his support for a town hall meeting and suggested setting a day and time and including it on an upcoming agenda.

FIFTH ORDER OF BUSINESS

Update: Allied Universal

Mr. Henderson discussed the attempts to fill two positions due to recent resignations. Asked if guards would be relocated from other sites to fill the positions, Mr. Henderson stated current staff members are encouraged to pick up extra hours. Allied is currently short-staffed and it is difficult to move guards from one site to another. He stated that Ms. Becky Abbott and her staff have been picking up extra hours. Asked if there are any challenges in carrying out the Post Orders or if they need to be modified, Mr. Henderson replied, no and stated what the CDD is asking from the guards was doable.

Ms. Schewe introduced Ms. Abbott as the on-site Security Supervisor and the go-to person for residents with security issues. Mr. Acoff thanked Ms. Abbott for her diligence and asked how her job could be made smoother and about the Post Orders.

Ms. Abbott discussed irate residents wanting her staff to enter guest information or add individuals to guest lists, the guest check-in process and Envera. The guards work the gates and use the Envera system to grant access to guests. All security issues are relayed to Mr. Hall. She coordinates with Ms. Schewe to implement protocols on how to handle misinformation, resident complaints and granting guest access. Security gate activities are documented.

Mr. Shah asked if employee turnover decreased or is unchanged since the contract was re-negotiated. Mr. Henderson stated turnover is because of officer performance and not due to the pay raise.

Ms. Abbott responded to questions about officer uniforms and complaints about guards not calling in guests ahead of their arrival at the homeowners' doors.

- **Update: Landscape Maintenance – LMP**
This item was an addition to the agenda.

Mr. Small provided the following update:

- Palm pruning will commence in September and be completed in mid-October before the holiday lights are installed.
- Mulching will commence in late October and be completed by Thanksgiving.
- LMP scored 96% at the August inspection. Crews are working hard and doing a good job. Mr. Castillo asked about palm frond clean-up. Mr. Small stated it can be arranged; the cost is approximately \$10,000. Mr. Castillo asked if the POA will pick up the residents’ dead palm trees. Ms. Springer stated John Rowles is supposed to send violation letters to residents advising them to remove the dead canary palms from their yards. Mr. Castillo stated the goal is to ensure that the property is cleaned before the holidays.

Ms. Schewe stated the New Tampa Juniorettes asked to hold an event at CLI and asked if it can be considered during public comments. She called attention to the Facility Usage Request form behind Tab 10.

▪ **Public Comments – Resumed**

Ms. Haadhaq Lawrence gave an overview of the GFWC New Tampa Juniorettes and distributed a flyer for a 5K Run & Fun Mile event. She stated Ms. Stephanie Squires, a resident and community sponsor, suggested holding the 5K event in CLI. Ms. Lawrence discussed the GFWC’s theme of Autism Awareness, proposed event dates, objective of the event, strategic value to the community, where proceeds from the event will go and manpower.

Asked if medical personnel would be present, Ms. Lawrence replied affirmatively.

Discussion ensued regarding previous 5K events, redirecting traffic, the loop, water stations, port-a-johns, formulating an event plan, event costs, turnout and security concerns. Mr. Castillo suggested revisiting Ms. Lawrence’s request towards the end of the meeting.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-07, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2022-07. The existing slate of officers, with Ms. Belyea replacing Ms. Haque as Assistant Secretary, was nominated, as follows:

- | | |
|-------------------|------------|
| Jorge Castillo | Chair |
| Sudhir (Sid) Shah | Vice Chair |

Chuck E. Adams, Jr.	Secretary
Ann Belyea	Assistant Secretary
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Craig Wrathell	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Fontcha and seconded by Mr. Acoff, with all in favor, Resolution 2022-07, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams stated the proposed Fiscal Year 2023 budget is unchanged from the last meeting. Adjustments have been made since May and the assessment level of \$2,577.90 was set and finalized at the last meeting, compared to the prior year \$2,468.70 assessment. This equates to an increase of about \$109 per units. Double lots are assessed twice the amount.

Mr. Adams responded to questions regarding assessment notices to homeowners, double lots, irrigation allocation and whether carryovers from Fiscal Year 2022 negatively impact the Fiscal Year 2023 budget.

Mr. Adams opened the Public Hearing.

Mr. Ramphal asked if a special assessment must be levied annually. Mr. Adams explained that the assessments are all defined as “special” assessments. There is an increase to the Fiscal Year 2023 annual assessment.

Resident Parag Shah commended the Board and Staff on the Fiscal Year 2023 budget, considering record inflation in Tampa yet the assessment is only increasing by \$109.

Resident Jim Carroll asked if the Fiscal Year 2023 budget is cashflow neutral, if it is balanced from new projected income and projected expenses and if the reserves were being tapped into. Mr. Adams stated reserves are not being utilized. Cashflow is all forms of revenue to equal expenses, as projected.

Resident Toshina Sethi felt that the paint on the gates and guardhouses looks very nice.

Mr. Adams closed the Public Hearing.

Mr. Castillo presented Resolution 2022-11.

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, Resolution 2022-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

- C. Consideration of Resolution 2022-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for**

Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams stated this is the assessment levying resolution, which takes into consideration the budget that was just adopted, the assessment levels contained therein and directs Staff to finalize the lien roll for transmission to the Tax Collector for placement of the assessments on the property tax bill.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Adams responded to questions regarding the uniform method of collection enforcement and the Tax Collector and Property Appraiser fees.

Mr. Castillo presented Resolution 2022-12.

On MOTION by Mr. Castillo and seconded by Mr. Acoff, with all in favor, Resolution 2022-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Committee Reports

A. Security

Mr. Forbes reviewed the Minutes of the August 1, 2022 Security Committee Meeting.

Discussion ensued regarding pool safety, deterring teenagers from jumping the fence into the pool area, contacting law enforcement, the rover, active monitoring, installing a taller fence and hiring additional pool attendants for the summer.

B. Landscape Aquascape Facilities (LAF)

Mr. Carpenter stated the August LAF Committee Meeting Minutes were in the agenda. Ms. Belyea has volunteered to serve as the CDD liaison to the LAF Committee.

On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, Ms. Belyea serving as Liaison between the CDD Board and the LAF Committee, was approved.

C. Spirit

Mr. Castillo questioned continuing the Spirit Committee given that no meetings have been held and Ms. Haque is no longer on the Board or involved with it.

On MOTION by Mr. Fontcha and seconded by Mr. Acoff, with all in favor, sunsetting the Spirit Committee, was approved.

TENTH ORDER OF BUSINESS

Staff Report by Office Administrator: *Amanda Schewe*

Ms. Schewe presented the August Office Administrator & Events Report. She stated a recent gathering at the Beach Club exceeded the parameters of the Usage Agreement, which limits gatherings to 25 people or less for two hours. She noted there are no ramifications for violating the Usage Agreement or to residents who have unplanned parties at the Beach Club.

Discussion ensued regarding the current Usage Agreement, amending the Agreement, identifying residents who violate the Agreement, penalties for violations including charging a clean-up fee, forwarding invoices, charging a \$200 deposit and suspending privileges.

Ms. Schewe will draft rules for Beach Club usage, similar to the gym and pool use policies, including charging a \$200 deposit, and present it at the next meeting.

Ms. Schewe asked if residents running for Board seats can reserve booths for campaign purposes at the upcoming International Food Festival. The answer was no.

Mr. Castillo asked how much it costs to rent the Clubhouse. Ms. Schewe stated the base fee is \$350, which increases with alcohol and on holidays. For example, hosting a gathering with alcohol at Christmastime would cost \$550 but only \$350 on a regular Saturday and with no alcohol. Asked if a security deposit is charged, in addition to the base fee, Ms. Schewe stated a \$500 security deposit is charged for all Beach Club rentals.

ELEVENTH ORDER OF BUSINESS

Discussion: Tennis Contract

This item was deferred to the September meeting.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals to Level the Soccer Field *(to be provided under separate cover)*

Referencing handouts, Mr. Hall reported the following:

- He conferred with three contractors, two that are not be able to take on any new work for the next nine months to one year.
- Site Masters of Florida proposed \$114,215 but estimated the actual cost would be 50% higher; the actual cost range is \$165,000 to \$170,000.
- Mr. Hall stated he will likely rent the equipment and perform the work himself.

Mr. Hall responded to questions regarding the safety of the soccer field, the LMP proposals and the cricket pitch.

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

A. Workshop: July 14, 2022

The following changes were made:

Lines 30 and 126: Insert "Gracia" after "Heidi"

Line 21: Change "Carol" to "Roberta Carroll"

B. Board of Supervisors: July 21, 2022

I. Summary of Motions

The following changes were made:

Line 30: Insert "Parag Shah"

Line 31: Insert "Anoop Reddy"

Lines 54 through 56: Change "On MOTION by Mr. Acoff and seconded by Mr. Fontcha, with all in favor, the projected assessment of \$2,577.90 per unit, as reflected in the proposed Fiscal Year 2023 budget, for noticing purposes, was approved." to "On MOTION by Mr. Acoff and seconded by Mr. Fontcha, with Mr. Acoff, Mr. Fontcha, Mr. Castillo and Ms. Belyea in favor

and Mr. Shah dissenting, the projected assessment of \$2,577.90 per unit, as reflected in the proposed Fiscal Year 2023 budget, for noticing purposes, was approved. (Motion passed 4-1)”

II. Regular Meeting

The following changes were made:

Line 30: Insert “Parag Shah”

Line 31: Insert “Anoop Reddy”

Line 55: Change “Marsh Pitts” to “Morris Bridge”

Lines 261 through 263: Change “On MOTION by Mr. Acoff and seconded by Mr. Fontcha, with all in favor, the projected assessment of \$2,577.90 per unit, as reflected in the proposed Fiscal Year 2023 budget, for noticing purposes, was approved.” to “On MOTION by Mr. Acoff and seconded by Mr. Fontcha, with Mr. Acoff, Mr. Fontcha, Mr. Castillo and Ms. Belyea in favor and Mr. Shah dissenting, the projected assessment of \$2,577.90 per unit, as reflected in the proposed Fiscal Year 2023 budget, for noticing purposes, was approved. (Motion passed 4-1)”

Line 391: Change “CDD” to “TPD”

Mr. Acoff voiced his opinion that Mr. Shah’s statement should be removed because it is not a request, it is an opinion. Mr. Shah concurred and stated the statement should be placed under “Other Business” on lines 393 and 394. Mr. Acoff voiced his opinion that the exchange between Mr. Shah and Ms. McIntyre had nothing to do with CDD official business and his statement should be stricken from the minutes. Mr. Shah stated the exchange transpired after District Counsel’s letter was read into the record and voiced his opinion that the statement should stand.

Lines 405 and 406: Move sentence “Mr. Shah expressed his opinion that Ms. McIntyre has evil intentions for the community and questioned her previously filing 6 lawsuits against the POA and her motives in general.” to the end of the Sixteenth Order of Business

Lines 405: Insert “There were no Supervisors’ requests.”

Discussion ensued regarding whether to eliminate Mr. Shah’s statement from the record, unprofessional comments and excluding profane and untrue statements from previous minutes.

III. Action/Agenda or Completed Items

This item was not addressed.

- C. **Sunshine Board Online Workshop: July 22, 2022 – August 17, 2022 (to be provided under separate cover)**
- D. **Security Committee – August 1, 2022**
- E. **LAF Committee – August 1, 2022**
- F. **Other**

On MOTION by Mr. Shah and seconded by Mr. Castillo, with Mr. Shah, Mr. Castillo, Mr. Fontcha and Ms. Belyea in favor, and Mr. Acoff dissenting, the July 14, 2022 Workshop Meeting Minutes, as amended, the July 21, 2022, Summary of Motions and Regular Meeting Minutes, as amended, and the July 22, 2022 to August 17, 2022 Sunshine Board Online Workshop Meeting, August 1, 2022 Security Committee Meeting and the August 1, 2022 LAF Committee Meeting Minutes, as presented, were approved. (Motion passed 4-1)

FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022.

Mr. Acoff asked about the \$700,000 loan data sheet. Mr. Adams stated no adjustments were made to the sheet. He would update it for the September meeting.

Mr. Shah asked how much cash is in the bank. Mr. Adams stated most of the CDD’s funds are in the “Suntrust – operating acct” as reflected on Page 1 of the Balance Sheet.

Discussion ensued regarding unassigned funds, working capital, the \$700,000 note and estimated burn rate.

The financials were accepted.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Adams reported the following:

- Mr. Chang is preparing a resubmittal of the design for the permit for the outfall structures in the next few weeks.

➤ The permits are expected by the latter part of September or early October. Thereafter, the project will be able to go out to bid and make repairs during the dry season.

B. Facilities Manager: *John Hall*

Mr. Hall presented the August 2022 Activity Report and discussed the following:

➤ LMP's proposals for well repair were reviewed; the recommendation is to replace the well with all new equipment.

Discussion ensued regarding the costs to repair the wells and replacing equipment, rust stains from the Morris Bridge gate to the intersections, bundling the LMP proposals and obtaining additional bids.

- Coordinating with Ryan Homes to resolve the drainage issues in Capri.
- Coordinating with neighboring communities to raise awareness of the hog issue.

Mr. Hall answered questions about the fountain at Morris Bridge, replacing the gym door, installing a TV in the gym, 6:00 to 10:00 rover, overnight rover, engaging a towing company, parking violations, whether a camera for the buoys was purchased, video footage of a perpetual speeder and the POA.

Per Mr. Shah, Mr. Hall will contact the City of Tampa regarding the sewer manholes and request a credit from Envera, as the radar system is incapacitated. Mr. Hall to contact Alex to report a perpetual speeder.

Regarding the request to hold the 5K event in the CDD, Mr. Adams stated that Ms. Schewe will coordinate with Ms. Lawrence to formulate a plan based upon a previous 5K event. Mr. Castillo stated a decision will be made at the next meeting.

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

- **NEXT MEETING DATE: September 15, 2022 at 6:00 P.M.**
 - **QUORUM CHECK**

The next meeting would be held on September 15, 2022.

SIXTEENTH ORDER OF BUSINESS

Other Business

There was no other business.

SEVENTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

A resident suggested that CDD Staff block the soccer field with cones or barricades to avoid accidents.

Discussion ensued regarding bollards, the parking lot, pavers, the original concept in pricing of the soccer field project, replacing the floating dock and boat ramp.

Ms. Belyea stated the LCAM has commenced lake inspections and suggested making sure the docks are inspected.

EIGHTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Castillo asked Mr. Adams to include dock inspection by the POA on the next agenda.

NINETEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 9:47 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair