

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on September 15, 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:**

Sudhir (Sid) Shah	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Ann Belyea	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Amanda Schewe	Office Administrator
John Hall	Facilities
Bjorn Kerr (aka Coach B)	Tennis Instructor
A.J. Forbes (via telephone)	Resident
Sheryl Springer	POA President/Security Committee
Rich Carpenter	Resident/LAF Committee Member

**Residents present were:**

Harry Ramphal	Cynthia McIntyre	Eziakonwa Emeke	Corey Schick
Brian Little	Ursula Roxbury	Mahmoud Musani	Ryan Couter
Carlos Guzman	Abdullah Bhuiyah	Other Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**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.*

Mr. Shah welcomed all meeting attendees and discussed the following:

- The CDD has an approval from the City of Tampa (COT) to repair seven sewer manholes. Mr. Hall is overseeing the repair project and will provide a list of the areas.
- Morris Bridge Improvements: The road was widened and the bike lane is assigned and painted green. The turn lane, green code configuration of the road and new delineators are in place.
- Mr. Shah conferred with traffic officials; the project is complete and looks awesome.
- Two loose docks that were roaming the community lake were removed with help from Ms. Springer, Mr. Hall, Mr. Shah and Mr. Rowles, of the POA.
- The groundbreaking ceremony at Branston Park was well-attended. There are 45,000 residents in New Tampa and the park is a gem in the crown.
- Bronson Park will have walking trails, splash pads and four pickleball courts. Phase II will have a small dog park, a large dog park and additional walking trails. The Branston property is 43 acres long and extends from Cross Creek and Morris Bridge up to the produce stand.
- Hillsborough County officials, in private partnership, are currently in talks with a zipline contractor. Cory Lake Isle (CLI) will have the first zipline in the County. Commissioner Hagen has been working on this \$8 million project for 15 years.
- Mr. A.J. Forbes, who headed CLI's Security Committee for several years resigned from the Committee. Mr. Shah read Mr. Forbes' resignation letter into the record, as follows:

“Effective Wednesday, September 15, 2022, I will alert the CDD Board of Supervisors that I will immediately resign my position as Chairman of the Security Committee. This is a personal decision to step back from all roles involving both the Security and Neighborhood Watch (NW) teams. Over the years, we have fought for increased security of our community by successfully recommending for an increase in law enforcement presence, LED marquee monitors, speed monitors, speed humps, video surveillance monitors, gate arms, virtual guards, better on-site guards, advocated for better guards' post orders, creation of NW team, creation of a Keep Tampa Bay Beautiful team, increased collaboration between CLI, law enforcement and other agencies on security events, increased collaboration between CLI and residents on

security events and creation of an ongoing online security newsletter. There are no words to describe my gratitude and respect to you all for the wonderful years we have shared. Thank you very much. I would recommend that Sheryl lead the Security Committee; her breadth of knowledge and passion for the safety of her community is unmatched. All the best, my friends and neighbors; please be safe.”

Mr. Shah stated this is a significant loss, wished Mr. Forbes well and recommended that Staff procure a plaque expressing appreciation to Mr. Forbes for his service to the community by the next meeting.

Mr. Forbes stated he wished Mr. Castillo was present for this announcement, thanked everyone for their support and stated that Ms. Springer will be the Interim Security Chair.

**THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

Mr. Fontcha welcomed everyone and asked that all discussions remain civil and that personal attacks be put aside and focus on what is good for the community.

Mr. Acoff stated the Board has been very productive, in terms of the Fiscal Year 2023 budget, and will keep pressing forward to make the community better. He thanked Mr. Forbes for his years of dedicated service and stated he looks forward to working with Ms. Springer, to move forward at an even greater pace.

Ms. Belyea thanked Mr. Forbes for his service. She hoped for a quick and successful meeting.

**FOURTH ORDER OF BUSINESS**

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

Resident Brian Little suggested that the CDD set aside funds to purchase a small aluminum boat to enable CDD staff to properly address lake-related issues, such as floating docks, lawn chairs, etc. He noted an existing Florida Statute that prohibits parking across sidewalks is in direct conflict with the CDD’s garage hardship exception allowing some residents to park on the sidewalk.

Resident Sheryl Springer voiced her opinion that use of the Clubhouse for public events should not be permitted and that the Clubhouse should be used for parties and get togethers but not for large public or personally scheduled civic activities. She suggested that the CDD consider establishing parameters for activities and perhaps make the following rules:

- “Unless the event is a CDD event, use of the Clubhouse shall adhere to the following: The Clubhouse may not be used for general public functions, such as clinics and blood banks, etc., without written approval regardless of the number of invitees.”
- “Events held in the Clubhouse may not be publicized in any way, without written approval. Private events for small gatherings must be by personal invitation only, larger private events should also require written approval and a private invitation.”

Resident Harry Ramphal expressed his perception that certain individuals associate Indian residents with wanting a 55+ community. In his opinion, Indian residents do not care about that or about the gym and this is marginalizing, which he cautioned against it.

Resident Carlos Guzman thought a CDD lawyer made the comment about Indian residents and the 55+ community in an internal email to a senior partner. Mr. Guzman believed that CDD assessments increased 35% in only four years, which he finds outrageous. He thought the CDD should have \$1 million in reserves but took out a \$700,000 loan for weir repairs and roofing. He asked the reserve money went such that it was necessary to take out a loan.

Resident Cynthia McIntyre thanked the Board for its hard work and congratulated Ms. Belyea on her appointment to the Board. She introduced herself and stated she is running for a Board seat.

Mr. Shah asked Ms. McIntyre to withdraw her statement and asked why law enforcement was not present at the meeting.

Mr. Forbes reminded residents to wear bright, reflective clothing when exercising at night to guard against accidents. He urged everyone to be careful and stay safe.

**The meeting recessed and reconvened.**

Resident Ursula Roxbury requested a tent covering for the playground in her area.

Resident Emeke Eziakonwa voiced sadness that grown men and women who live in a community as nice as CLI cannot behave civilly during meetings and cited the upcoming

election. He felt that residents must come to terms with the fact that the community is diverse, regardless of how some feel about others and that meeting attendees should be respectful of one another.

A resident asked about having pool and playground hours up to 10:00 p.m., to accommodate working parents, and voiced his opinion that the gym is rarely full and the CDD does not need an expensive, new facility.

Resident Mahmood Musani asked about elected officials making decisions on behalf of homeowners without the homeowners' input. Ms. Belyea stated that Board Members are elected to move the community forward but, in her opinion, some decisions require community input. Mr. Shah stated the Board follows the democratic process and no decisions are made that are detrimental to the community. Mr. Acoff concurred and stated the Board makes sure to engage homeowners when making decisions.

**FIFTH ORDER OF BUSINESS**

**Update: Allied Universal**

There was no update.

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

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

• **Consideration of Beach Club Usage Agreement**

Ms. Schewe presented the September Office Administrator & Events Report and the Cory Lakes CDD Beach Club usage Agreement and responded to questions regarding the snow cone machine, International Food & Arts Festival and the Fall Festival.

**Ms. Schewe departed the meeting.**

**SIXTH ORDER OF BUSINESS**

**Discussion: Tennis Program License Agreement with Coach B**

Coach B responded to questions about the impact of COVID on his tennis business at CLI, invoicing and his contract and insurance certificate renewal efforts. Mr. Adams stated a contract extension could be prepared and all provisions would continue, unless the Board had

any adjustments to the provisions. The term could be extended and the certificate of insurance (COI) could be updated. Mr. Adams will find out if the COI automatically updated.

Referencing the Tennis Program License Agreement, Mr. Shah listed the following matters at issue:

1. Coach B failed to share 3% to 5% of his revenue with the CDD.
2. Coach B failed to submit a list of the children that he coaches.
3. Coach B failed to keep his insurance current.
4. The insurance is under a different name; DBA NTTA, under the name of Sarah Bogart.
5. Coach B failed to submit his schedule to the CDD for the Office Administrator to approve the time and place of his lessons.

In response to Mr. Shah’s inquiries, Coach B addressed why no free clinics have been held since COVID, the CDD allowing other tennis professionals into the community and his coaching schedule.

Mr. Shah summarized that Coach B coaches 15 to 20 children, five days per week for three hours, utilizing one court at \$50 per hour. He asked Coach B to review his records, listing his coaching activity and profits and issue a check to the CDD for the percentage owed. Ms. Belyea voiced her opinion that, based on the information provided, Coach B earns \$825 to \$1,100 per week coaching at CLI but he has not paid anything to the CDD. Mr. Acoff felt that, since the Coach did not have his paperwork, he should be allowed to review his financial records and come back in the future with a percentage of the revenue owed to the CDD.

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Request to Hold 5K Event in the CDD**

Mr. Hall stated there was no update on the proposed 5K event.

**EIGHTH ORDER OF BUSINESS**

**Discussion: Town Hall Meeting Regarding Gym Improvements**

Mr. Shah suggested deferring this item since there are no current gym expansion plans.

Discussion ensued about the gym, financials, adopted budget, unassigned fund balance, three months' working capital, taxes, increased assessments, burn rate and construction costs.

This item was deferred.

**NINTH ORDER OF BUSINESS**

**Committee Reports**

**A. Security**

There was no report.

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

The September LAF Committee Report was included for informational purposes.

Mr. Carpenter stated the Committee strongly recommends that the Board ask the POA to require all homeowners to trim their reclinata palms for safety purposes and uniformity.

Discussion ensued regarding the Beach Club Usage Agreement.

Ms. Belyea stated the Agreement should include Ms. Springer's recommendation about the Clubhouse usage rules for public, private and civic events. She volunteered to help Ms. Schewe and Mr. Hall review and revise the Usage Agreement before the next meeting. Mr. Acoff felt that the language should be vetted by District Counsel prior to inclusion in the Usage Agreement. Mr. Adams will email the usage language outlined by Ms. Springer to Mr. Babbar.

**TENTH ORDER OF BUSINESS**

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

This item was presented following the Fifth Order of Business.

**ELEVENTH ORDER OF BUSINESS**

**Discussion: Dock Inspection by the POA**

The POA dock inspections were discussed. Mr. Adams will obtain estimates for a boat package and insurance for lake inspection and provide access to the POA for dock property inspection.

**TWELFTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. Board of Supervisors: August 18, 2022 Public Hearings and Regular Meeting**

**I. Summary of Motions**

**II. Public Hearings and Regular Meeting**

The following changes were made:

Line 107: Change “Mr. Hall” to “Mr. Rowles”

Line 389: Change “Elcam” to “Licensed Community Asset Management (LCAM)”

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

This item was not addressed.

**B. Sunshine Board Online Workshop: August 19, 2022 – September 14, 2022 (to be provided under separate cover)**

**C. LAF Committee – September 6, 2022**

**D. Other**

**On MOTION by Mr. Shah and seconded by Mr. Fontcha, with all in favor, the August 18, 2022, Public Hearings and Regular Meeting Minutes, as amended, and Summary of Motions, as presented, August 19, 2022 through September 14, 2022 Sunshine Board Online Workshop Meeting and the September 6, 2022 LAF Committee Meeting Minutes, as presented, were approved.**

Mr. Acoff voiced his opinion that both sides of Board discussions should be included in the minutes but some items can be omitted to keep the minutes clean and professional.

**THIRTEENTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2022.

The financials were accepted.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Adams stated that Mr. Chang is preparing the budget manual for the weir project, which will include the scope of work. The project will go through the sealed bid process and the bid results will be presented at the November or December meeting and work can be scheduled for spring.

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

Mr. Hall presented the September 2022 Activity Report and highlighted the following:

- LMP scored 93.5% on its last inspection.
- Palm tree pruning will commence next week at the Cross Creek and Morris Bridge entrances, followed by the Clubhouse. Resident palm pruning will commence in mid-October.
- Holiday decoration installation will commence in October.
- Community mulching will start on November 1, 2022.
- SOLitude is treating the lake and trimming the surrounding grasses back.
- The soccer field grading project will commence next week.

Mr. Hall responded to questions regarding the streetlights, lake, palms, towing company and pool security.

Per Mr. Shah, Mr. Hall to have the palms trimmed on the sidewalk side for public safety.

Referencing handouts, Mr. Hall presented the TECO Lighting Fixture Replacement proposal.

**On MOTION by Ms. Belyea and seconded by Mr. Fontcha, with all in favor, the TECO Streetlight Enhancement Addendum, in the amount of \$13,000 per year, was approved.**

Mr. Hall discussed the swales, the COT and Ryan Homes.

Mr. Acoff suggested the CDD consider engaging TECO differently, to possibly waive the fee similar to the way it did with the COT to repair the manholes. Mr. Adams stated the CDD does not have the political leverage with TECO as it does with the City or County.

Discussion ensued regarding streetlight enhancement costs, the TECO contract, enhanced classic lighting versus classic lighting and whether to proceed with the changeouts.

Mr. Adams and Mr. Hall will ask TECO about waiving the lighting costs.

Mr. Hall presented three painting proposals.

Discussion ensued regarding the proposals, fascia boards, guard sheds and funding source.

**On MOTION by Mr. Acoff and seconded by Mr. Shah, with all in favor, the She Paints LLC proposal, in a not-to-exceed amount of \$19,040, to include fascia and gatehouses, was approved.**

Discussion ensued regarding pool attendants, the rover position and reducing expenses.

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

- **NEXT MEETING DATE: October 20, 2022 at 6:00 P.M.**

- **QUORUM CHECK**

The next meeting would be held on October 20, 2022.

**FIFTEENTH ORDER OF BUSINESS**

**Other Business**

Per Mr. Shah, Mr. Adams to include “Community Speeding” as a discussion item on the October agenda.

Mr. Shah stated that the Clubhouse is the designated drop-off location for damaged US flags. Mr. Ryan Couter will transport them to VWF for proper disposal.

Mr. Adams to include “Update - Landscape Maintenance” as an ongoing item on all future agendas.

Asked about the well project, Mr. Hall stated LMP would not reduce the price any lower than \$35,000 per well plus \$12,000 for the equipment. Asked about the funding source for this work, Mr. Adams stated funding will be from the “Facilities/repair/maintenance” line item.

**On MOTION by Ms. Belyea and seconded by Mr. Fontcha, with all in favor, engaging LMP to replace two wells on Morris Bridge, in a not-to-exceed amount of \$82,000, was approved.**

**SIXTEENTH ORDER OF BUSINESS**

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

Mr. Carpenter recalled that the Board voted to approve \$13,000 for TECO lighting but did not hear that the motion was later rescinded.

**On MOTION by Mr. Shah and seconded by Mr. Acoff, with all in favor, rescinding approval of the TECO Streetlight Enhancement Addendum, in the amount of \$13,000 per year, was approved.**

Mr. Adams stated Staff will attempt to renegotiate the lighting project costs with TECO and report the outcome at the next meeting.

Mr. Ramphal discussed CDD fees, CDD assets and the burn rate. He asked about the CDD's plan for the cash reserves.

Mr. Shah stated out of the \$800,000, the CDD still owes for the weir systems, which could range from \$350,000 to \$500,000. Mr. Fontcha stated any remaining funds will be placed back in reserves.

**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.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair