

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on December 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:

Jorge Castillo	Chair
Ann Belyea	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Cynthia McIntyre	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Amanda Evans	Office Administrator
John Hall	Facilities Manager
Kemuel Henderson (via Zoom)	Allied Universal
Rich Carpenter	Resident/LAF Committee Member
Sheryl Springer	Resident/Security Committee Member

Residents present were:

Sudhir Shah	Ryan Foster	Carlos Guzman	Sean Foster
Don Taylor	Brian Little	Angela Delgado	Alicia Karnetsky
Other Residents			

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

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

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. Castillo welcomed and thanked everyone for attending the meeting.

THIRD ORDER OF BUSINESS

Other Supervisors' Opening Comments

Mr. Acoff stated that, at the well-attended Unity Walk, he met several homeowners that he had never met. He commended Ms. Evans on a great job on the boat parade. He feels encouraged by the feeling of synergy and participation in the community and asked residents to persevere, remain positive and continue to move in the right direction.

Ms. McIntyre thanked everyone who supported her in becoming a CDD Board Member and stated that she and her supporters created a movement for change. She encouraged residents to get involved by joining subcommittees and speaking up at meetings. She voiced her love for the community and stated that the other Board Supervisors feel the same and are united in moving the community forward with sound fiscal management of the CDD's funds.

Ms. Belyea welcomed Ms. McIntyre and stated that she looks forward to working together to bring about a good turnout for CLI.

Mr. Castillo welcomed Ms. McIntyre and noted none of the Board Members have a hidden agenda. The budget is transparent and has always been so during his eight years on the Board. The budget is available to the community. The Board welcomes resident input.

Mr. Fontcha thanked all attendees, welcomed Ms. McIntyre and noted that there were several new faces at the meeting, which is positive. He wants to move the community forward and have a positive, constructive meeting.

Mr. Castillo stated the pledge of allegiance was not recited because the flag was not in the meeting room; however, it will be the next meeting.

FOURTH ORDER OF BUSINESS

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

Resident Brian Little stated he and his family participated in the boat parade and had a great time. He suggested adding a light or intermittent flash on the lake for next year's parade so that the buoys are visible to the boaters.

Resident Heather Thompson voiced her opposition to the gym expansion, asked the Board to consider restricting CDD events to residents and their guests and stated she took an unofficial poll and several homeowners feel the same. Residents want the pool rules extended to CDD events, such that guests can be allowed in but the general public be prohibited.

Resident Rich Carpenter voiced his opinion that the first paragraph of the Beach Club Usage Agreement is confusing and recommended deleting the first paragraph and starting with the second paragraph, which is clearer and better-stated.

Resident Sean Foster suggested the CDD support and help facilitate a Super Bowl party at the Clubhouse, as it would be an excellent opportunity to bring the community together.

Resident Carlos Guzman congratulated Ms. McIntyre on her election to the Board and voiced his hope that the CDD Board goes in the direction of saving rather than borrowing money. In his opinion the CDD does not need to construct a new gym when it is already in debt.

Resident Sudhir Shah felt that the holiday decorations have the “wow factor” that was desired. He asked Mr. Hall to have the two monuments near Morris Bridge painted within the next week. He hopes the Board will continue maintenance of the community, such as the pavers at the Cross Creek entrance, and that Ms. McIntyre will disassociate herself from certain individuals, as there was misinformation regarding the recent boat parade.

Ms. McIntyre read resident emails she received regarding the following:

- Resident Heidi Garcia voiced her support of town halls and her position that the CDD should be fiscally-sound with a plan to address the new deck and the roofs prior to making any major investment decisions.
- Residents Bob and Heather Regal asked her to convey to the Board to “Please vote against a new gym and to not raise resident’s rates.”
- Resident Don Taylor sent images of items that he noted during a recent walk around the community, which were brought to Mr. Hall’s attention, including temporary service meters on Cory Lake Drive. Per Ms. McIntyre, Mr. Hall will email the POA regarding the meters.

Ms. McIntyre read the following letter from resident Jack Hatter into the record:

“I am over 80, I don’t drive. I am handicapped and for the most part, housebound. I also have limited patience with what I charitably refer to as any painstakingly long process such as

what I have witnessed in this community. Residents have a right to expect well-thought-out written alternatives, finalized with pros and cons and financial impacts. They should be summarized and mailed out to residents for a vote, which would include yeas, nays and abstentions. Nothing passes without the majority of all votes, including those residents who are remote owners. Surveys, at the beginning of this process, to approve proposed intentions would also avoid any time-wasting consideration of issues like a new gym or a allowing 14-year-olds to reserve the Clubhouse. I strongly support surveys because not everyone can attend these meetings or has the patience to listen to hours of discussion about matters that could easily be summarized and voted on by survey. Also, in person town halls are okay for discussion but never for voting because they are too hard for people with handicaps and with the elderly which could infringe on their rights, as a lawyer and weigh in on this.”

FIFTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors, Ann Belyea [SEAT 4] and Cynthia McIntyre [SEAT 5] (*the following to be provided in a separate package*)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Ann Belyea and Ms. Cynthia McIntyre. He briefly explained and provided the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Castillo presented Resolution 2023-02.

Discussion ensued regarding nominations for Chair and Vice Chair and Board Members discussed their opinions of who should serve in the various positions.

➤ Discussion ensued regarding a succession plan, POA versus CDD conflicts of interest, recusals, obtaining a written opinion from District Counsel and inviting District Counsel to a future meeting to clarify legal issues.

Ms. McIntyre nominated Mr. Fontcha as Vice Chair and Mr. Fontcha declined.

Mr. Adams will invite Mr. Babbar to a future meeting to address conflicts of interest.

On MOTION by Ms. Belyea and seconded by Mr. Fontcha, with Ms. Belyea, Mr. Fontcha, Mr. Acoff and Mr. Castillo in favor and Ms. McIntyre dissenting, appointing Mr. Castillo as Chair, was approved. (Motion passed 4-1)

On MOTION by Mr. Acoff and seconded by Ms. McIntyre, with Mr. Acoff and Ms. McIntyre in favor and Mr. Castillo, Ms. Belyea and Mr. Fontcha dissenting, appointing Mr. Acoff as Vice Chair, was not approved. (Motion failed 2-3)

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with Mr. Castillo, Mr. Fontcha and Ms. Belyea in favor and Mr. Acoff and Ms. McIntyre dissenting, appointing Ms. Belyea as Vice Chair, was approved. (Motion passed 3-2)

The following slate of officers was nominated:

Jorge Castillo	Chair
Ann Belyea	Vice Chair
Chesley E. Adams. Jr.	Secretary
Rene Fontcha	Assistant Secretary
Ron Acoff	Assistant Secretary
Cynthia McIntyre	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. Castillo and seconded by Mr. Fontcha, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

Mr. Acoff suggested moving the financials up on the agenda. Mr. Adams will have the financials placed after public comments.

SEVENTH ORDER OF BUSINESS

Staff Updates

A. Landscape Maintenance

There was no update.

B. Allied Universal

Mr. Henderson reported that a new Security Officer was engaged and will start on Monday.

Mr. Henderson responded to questions regarding staffing, turnover, resident complaints, rover schedule, best practices and reducing the risk of vehicle break-ins. Ms. McIntyre asked if the rovers could follow an irregular schedule. Asked for his input regarding security, Mr. Hall stated the concern of residents not answering their phones when guards call to clear visitors; he suggested residents store the telephone numbers of the gatehouses in their phones so that the numbers are recognizable. Ms. Evans will send an e-blast to residents regarding saving security numbers in their phones and updating their security profiles. Mr. Acoff urged Mr. Henderson to notify the board of all issues that need to be addressed.

EIGHTH ORDER OF BUSINESS

**Staff Report - Office Administrator:
*Amanda Evans***

• Consideration of Beach Club Usage Agreement

Ms. Evans presented the December 2022 Office Administrator & Events Report.

Discussion ensued regarding vendors, food trucks, security concerns and protocols and whether to open CDD cultural events to the public.

NINTH ORDER OF BUSINESS

Discussion: Town Hall Meeting Regarding Gym Improvements

- **Discussion: Previous Gym Expansion Estimates**

Mr. Castillo recalled discussion at the last meeting regarding capital improvements and gym expansion and stated that the Board would like to hear from homeowners and the best way to do that is to schedule town halls.

Discussion ensued regarding the town hall process, who would be in attendance, who would moderate, scheduling a town hall in the first quarter of 2023, the gym improvement information that was previously compiled by Staff in 2017, including previous plans and costs and presenting homeowners with a tangible plan and options.

Ms. McIntyre asked how many town halls would be needed regarding the gym improvements. Mr. Adams stated the number is at the discretion of the Board but more than one was suggested, for attendance purposes.

Mr. Fontcha recalled that Mr. Adams was previously tasked with setting a plan in motion and obtaining proposals. Mr. Adams stated three rough design options and a rough cost estimate were presented in 2017 and the Board and Staff discussed the hurdles involved with expanding the gym, survey results and location. A few years later, a location was identified and a site plan was presented. An updated price for site development is needed to go along with the original proposals for the three options and a price escalator must be applied to the figures from 2017. The information can be organized and presented to the Board and the Board must decide if it wants to schedule a town hall at the beginning of a regular CDD meeting or as a stand-alone meeting.

Discussion ensued regarding design criteria, guidelines and scope, hiring an Engineering Consultant, hiring a professional to develop another survey and taking votes on the next steps.

On MOTION by Mr. Fontcha and seconded by Mr. Castillo, with Mr. Fontcha, Mr. Castillo, Ms. McIntyre and Ms. Belyea in favor, and Mr. Acoff abstaining, proceeding as discussed last time and having the District Manager come back

with a proposal on running multiple town hall options to discuss option of building a new gym, gym expansion or do nothing at all, was approved. (Motion passed 4-1)

On MOTION by Ms. McIntyre and seconded by Ms. Belyea, with Ms. McIntyre, Ms. Belyea, Mr. Castillo, and Mr. Acoff in favor, and Mr. Fontcha dissenting, surveying all of the community to inquire as to their attitude about building a new gym or not, was approved. (Motion passed 4-1)

▪ **Acceptance of Unaudited Financial Statements as of October 31, 2022**

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

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

Mr. Adams responded to questions regarding the “Total liabilities and fund balances”, “Seasonal decorations”, “Unassigned” and “3 months working capital” line items, the balance of the \$700,000 loan, the notes on Page 4, increase to fund balance and the debt service.

Mr. Acoff felt that the reserves should be set aside from the operating budget. Regarding best practices for public accounting, Mr. Adams stated that protection of the public assets, meaning the cash, is first requirement, followed by availability; the actual yield is the last priority. He discussed treasury-backed money markets, insured cash sweep (ICS), investment vehicles, collateralization and public depository requirements.

Regarding a request to earmark reserves for shortfalls, Mr. Adams stated that is a policy decision of the Board and he previously gave his recommendations, based on his 30 years in the business. The preferred strategy by his clientele is to transfer assets from an HOA over to a CDD because an HOA has a reserve requirement by law on certain assets. The CDD will issue financing and current homeowners will pay for the 20 or 30 years of that financing. The Board can take a different direction but it must keep in mind that Capri residents are still paying on the initial bond.

Discussion ensued regarding creating a separate reserve account for savings, simplifying the financials, the money market account, governmental accounting, the operating budget, tax implications and the POA budget format.

Mr. Adams will confer with the Controller regarding simplifying the financials to provide best accounting practices data and to prepare a separate accounting schedule/sources and uses of funds document and include general ledger entries on all future financials.

On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with Ms. McIntyre and Mr. Acoff in favor and Mr. Castillo, Ms. Belyea and Mr. Fontcha dissenting, creating a separate account for true surplus over current CPS, was not approved. (Motion failed 2-3)

Financials were discussed.

TENTH ORDER OF BUSINESS

Discussion/Consideration of Speeding Camera Estimates

Referencing a handout, Mr. Adams presented a screenshot of the Traffic Logix Guardian Pro Camera System and stated the unit is flexible, portable and Mr. Hall obtained a proposal.

Mr. Hall presented the Traffic Logix Speeding Camera proposal, in the amount of \$2,250 per year. He responded to questions about the technology, current camera system and radar.

The Board and Staff discussed the cost of the camera, Covenants, the POA and whether to engage the Hillsborough County Sheriff’s Office, Florida Highway Patrol (FHP) or Tampa Police Department (TPD) to patrol the neighborhood.

Mr. Hall will ask the County about the feasibility of contracting its patrol services.

ELEVENTH ORDER OF BUSINESS

Discussion: Community Announcement Marquee Usage by Resident Groups

Mr. Adams recalled a request at the last meeting to include and agenda items about allowing resident groups to use the community notice boards at the two gatehouses.

Discussion ensued regarding whether to allow resident groups to use the marquees for announcements, referring resident groups to the Islander Newsletter and including disclaimers in the Islander that any events advertised in the magazine are not CDD-endorsed. The consensus was for the CDD to remain neutral with regard to event promotions.

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

Ms. Springer announced that the Committee invited TPD to attend a meeting on Monday, January 23, 2023 at 6:30 p.m., at the Beach Club for a question-and-answer session. She hoped everyone in the community, including the CDD Supervisors, would attend.

Asked about advertising, Ms. Springer stated the event will be posted in the Islander and on Nextdoor and she will have a resident post it in the CLI Facebook page.

B. Landscape Aquascape Facilities (LAF)

The December LAF Committee Report was included for informational purposes.

THIRTEENTH ORDER OF BUSINESS**Approval of Minutes****A. Board of Supervisors: November 17, 2022****I. Summary of Motions**

Line 32: Change "Carlene" to "Colleen"

II. Regular Meeting

The following changes were made:

Line 32: Change "Carlene" to "Colleen"

Line 81: Change "Resident Roberta Carroll" to "Ms. Belyea"

Line 353: Change "there is no way of regulating" to "the CDD is not sponsoring"

III. Action/Agenda or Completed Items

This item was not addressed.

B. Sunshine Board Online Workshop: November 18, 2022 – December 14, 2022 (to be provided under separate cover)**C. LAF Committee: December 5, 2022****D. Other**

<p>On MOTION by Mr. Acoff and seconded by Ms. Belyea, with all in favor, the November 17, 2022 Summary of Motions and Regular Meeting Minutes, as</p>
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amended, and November 18, 2022 through December 14, 2022 Sunshine Board Online Workshop Meeting Minutes and December 5, 2022 LAF Meeting Minutes, as presented, were approved.

Mr. Castillo felt that the Club Usage Agreement should be discussed.

Ms. Belyea stated that Mr. Carpenter already recommended removing the first paragraph and she referred to the CDD Rules and Regulations in revising it.

Discussion ensued regarding the new revision that must be made, alcohol and non-alcohol events, the security deposit, reserving the clubhouse, accepting cashier's checks instead of cash, developing policy guidelines for residents who leave a mess, creating a partial user agreement for small groups, Clubhouse operating hours, exclusive use of the facilities and fingerprint access for Clubhouse usage.

The consensus was to create a new policy, including that misuse of the Clubhouse will result in losing the privilege of using the space and only small groups of up to 10 residents may use the facility without executing a user agreement.

FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2022

This item was presented following the Ninth Order of Business.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

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

- **Update: Weir Replacement Proposals**

Mr. Adams stated the District Engineer update was previously distributed to the Board and the proposals for the weir project will be presented at the next meeting.

B. Facilities Manager: *John Hall*

- **Consideration of Proposals to Improve Monuments**

Mr. Hall stated that the proposals for the monuments and entrances are pending and will likely be submitted by the next meeting.

- **Update: Geotech Study Costs for Manholes Within Community**

Mr. Hall stated that the District Engineer is working with companies. He is trying to get them to update their pricing because the pricing previously submitted might have changed.

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

- Ryan Homes (RH) had the survey done and needs to finish all the drawings and will submit them to the District Engineer, Southwest Florida Water Management District (SWFWMD) and the City of Tampa (COT).
- Sourcing the fence materials for the resident fences is underway so the fences can be returned to normal.
- Per the RH Project Manager, as materials come in, RH will try to install them as opposed to waiting for all the materials to arrive and doing it all at one time.
- Coordination with the COT’s contractor and the paver contractor to facilitate the completion of the sewer manholes is underway.

Mr. Hall and Mr. Adams responded to questions about fence installations, manholes, paver project, Cachet Isle drainage issue, towing company, well installation, alligator trapping, insurance payments, new boat purchase, POA covenants regarding towing, low voltage lights and unpainted doors in the gym.

Staff will invite the POA and District Counsel to the next meeting and include towing issues as a discussion item on the next agenda.

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

- **NEXT MEETING DATE: January 19, 2023 at 6:00 P.M.**
 - **QUORUM CHECK**

The next meeting would be held on January 19, 2023.

SIXTEENTH ORDER OF BUSINESS

Other Business

There were no other business items.

SEVENTEENTH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Resident Don Taylor voiced his opposition to the purchase of speed cameras and the gym expansion and commented on the Clubhouse Usage Agreement and the POA.

A resident expressed opposition to speed cameras and voiced her opinion that residents are disrespectful of others when speeding and not cleaning up after themselves at the pool.

Discussion ensued regarding the Pool Rules and Regulations.

Mr. Ryan Foster asked if the CDD has contingency plans if the POA fails or becomes insolvent. Mr. Acoff stated it will be raised with the District Counsel at the next meeting.

Mr. Little pointed out that walking in the streets in neighborhoods with sidewalks is in violation of Florida Law and stated pedestrians should not be walking in the streets.

Resident Alicia Karnetsky questioned consideration of the gym expansion if the CDD is broke. She supports more transparency in the financials and suggested having a quick course to explain the budget. She voiced opposition to purchasing new speed cameras.

EIGHTEENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. McIntyre suggested the following:

- Agenda Discussion Item: District Counsel Advise on CDD Liability Regarding Tennis Instructors
- Agenda Item: District Counsel Sunshine Law Discussion
- Have Mr. Hall schedule an educational class for residents about the CDD's alligator policies.
- Agenda Discussion Item: Replace Spirit Committee with the 45-Member Social Club

NINETEENTH ORDER OF BUSINESS

Adjournment

There being no further business to discuss, the meeting adjourned at 10:15 p.m.


Secretary/~~Assistant Secretary~~


Chair/~~Vice Chair~~