

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

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on February 16, 2023 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
Phil Chang (via telephone)	District Engineer
Amanda Evans	Office Administrator
John Hall	Facilities Manager
Dudley Taliaferro	Envera
Rich Carpenter	Resident/LAF Committee Member

Residents who spoke were:

A.J. Forbes	Marcelo Mejia	Carlos Guzman	Angela Delgado	Dr. Arifi Ibrahim
Nik Viradia	Sharon Peters	Harry Ramphal	Brian Little	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call/Pledge of Allegiance

Mr. Castillo called the meeting to order at 6:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Chairman's Opening Comments

Mr. Castillo welcomed all meeting attendees and encouraged everyone to invite a neighbor to the next meeting.

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

Ms. McIntyre welcomed everyone, reminded residents to voice their views during the two public comments sections and thanked Mr. Hall for facilitating the speakers.

Ms. Belyea stated she attended the last meeting remotely and it was difficult to participate because the audio quality was abysmal.

Mr. Acoff welcomed everyone, stated that the Supervisors are cognizant that they are elected to serve and represent homeowners and their public comments are duly noted.

Mr. Fontcha welcomed everyone and reminded the meeting attendees that the CDD and the POA are different entities and the CDD Board will only address CDD matters.

FOURTH ORDER OF BUSINESS

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

Resident Marcelo Mejia stated he is encouraged by the Board Members' opening remarks. He hopes this will be a brief, positive meeting. He reviewed the details of the three gym options on the CDD website to dispel rumors that a new gym would be a multi-million-dollar facility. Mr. Mejia does not favor any of the three options because, in his opinion, they require construction of a commercial-grade facility, which is not what residents want. He prefers a modest facility that is much larger than the current one. He discussed space considerations and volunteered to help draft a gym proposal.

Resident Dr. Arifi Ibrahim stated he was surprised that the CDD recently took out a \$700,000 loan to facilitate roof and weir repairs, as he thought the CDD had reserve funds for such improvements. He voiced his opinion that a new gym is not a priority and the Board should instead address the aging infrastructure, roads, gutters and sidewalks. He felt that something must be done about the ongoing speeding. Mr. Castillo encouraged Dr. Ibrahim to stay for the entire meeting, as the gym and speeding will be discussed.

Resident Carlos Guzman expressed his belief that the \$700,000 bond that was issued to fund the roof and weir repairs will cost homeowners an additional \$100,000 in interest and the amount is not sufficient to cover the weir repairs because the project is still pending and estimates have increased by at least \$200,000. He thinks homeowners need CDD Supervisors who are responsible with CDD funds and who are not persuaded to undertake costly projects, such as a multi-million-dollar gym. He expressed shock that the CDD does not offer health

insurance to full-time employees and discussed a GoFundMe account set up by a resident to raise money for an employee's medical expenses. He felt it shameful that the CDD does not fund a \$6,000 insurance policy but is considering spending millions on a gym. He asked the Board to prioritize repairing the aging infrastructure and focus on being fiscally-responsible.

Resident A.J. Forbes asked the Board to sponsor the Cory Lake Community Social Walk on Saturday, May 13, 2023 by allowing event organizers to use the marquee, e-blast and Facebook page and for participants to use the Clubhouse. The purpose of the Social Walk is to bring residents together to get to know their neighbors. Interested participants are urged to contact Mr. Forbes or Ms. Evans. Mr. Castillo stated this will be considered later in the meeting.

Resident Harry Ramphal noted that the gym discussions have been ongoing for six or seven years. He urged the Board to make a concerted effort to move forward with the gym project or stop talking about it.

Resident Nik Viradia stated he wants to build a seawall behind his home. The Board and Staff referred Mr. Viradia to Mr. John Rowles and to the POA website.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of December 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2022 and noted the changes requested by Mr. Acoff will be made and reflected in the next financials.

Mr. Acoff voiced his opinion that there must be more transparency in the financials, as the Board needs to be positioned to show homeowners where the funds are. He noted that the Fiscal Year 2023 budget funds are already allocated and there should be no comingling of funds from Fiscal Year 2022 and Fiscal Year 2023. He believes the following four items need to be reflected in the financials; unassigned funds, Fiscal Year 2022 balance, \$700,000 balance with expenditures and the forecast of where the CDD will be as of September 30, 2023.

Mr. Adams will adjust the Unaudited Financials to show the breakouts requested.

Mr. Adams and Mr. Hall responded to questions about the tree removal contract, plant replacement, negligence, "Outside facilities maintenance" and "Security staffing contract services" line items, wells, warranties on the wells and roofs, monuments, securing a new insurance carrier, SunTrust operating account, pool furniture and condition of the playgrounds.

Mr. Adams will include discussion of potential insurance carriers on the next agenda.

SIXTH ORDER OF BUSINESS

Staff Updates

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

This item, previously Item 14A, was presented out of order.

Mr. Chang presented three sanitary sewer pipeline video inspection quotes, including a location map. Since the quotes were received several months ago, he asked the contractors if they will honor their price lists and costs, as presented. Two of the three replied agreed. The third contractor, AP Civil Solutions, would add a \$1,500 mobilization fee to its invoice.

Discussion ensued regarding the sanitary sewer system, quotes, City of Tampa, manholes, proposals received for the weir project, weir contractors and potential Southwest Florida Water Management District (SWFWMD) violations if the weirs are inspected.

The Board's consensus was to hold off on the sewer sanitary inspections.

Per Mr. Acoff, Mr. Chang will try to secure reasonable quotes for the weir replacement project and present them at the next meeting.

Mr. Chang left the call.

- **Envera Update**

This item was an addition to the agenda.

Mr. Acoff stated the Board wants to get to know Envera and gain a better understanding of its system's capabilities. He wants an overview of what the CDD is paying for and to know how to better secure the neighborhood.

Mr. Taliaferro stated that Envera's main concern is the front gate. He explained that the entrance has a guard and the Envera system, which cross-checks visitors and captures visitor information. The system records interactions, visitor faces, vehicle types, license plates and stores driver's license data. Envera prepares and provides specific reports regarding transaction access details and provides access control and surveillance of the amenities including installation of a two-way audio in the pool area.

Mr. Taliaferro discussed specific examples of the system's capabilities and how video footage can be easily pulled and transmitted upon request. He discussed Envera's history, including the current number of employees and number of guards that work in-house versus those that still work from home, and the number of communities Envera serves in Florida. Regarding technology, aside from its current equipment, which is offered at Cory Lakes, Envera is currently working on a camera that can capture footage of speeding motorists.

Mr. Taliaferro responded to questions about matching driver’s licenses with auto tags, camera resolution and how long the system retains footage and driver’s license information .

Mr. Castillo stated the Board would appreciate another visit from Mr. Taliaferro when the new technology becomes available. Mr. Taliaferro will follow up with Mr. Hall.

A. Landscape Maintenance

Mr. Hall stated the spring cutback process commenced. He responded to questions about new plantings near where the wells will be installed and details of a recent incident involving a distracted teenage resident.

B. Allied Universal

There was no update.

SEVENTH ORDER OF BUSINESS

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

Ms. Evans presented the February Office Administrator and Events Report.

Discussion ensued regarding the new digital “Islander” publication, email distribution and the upcoming International Food Festival.

Ms. McIntyre introduced Ms. Sharon Peters, a resident and Vice Chair of the CLI Social Group, and reviewed eight Facility Usage Request forms submitted by the Social Group. These are being presented because of the time length of the events. The objective of the events is to bring the community together for fun and friendship.

Discussion ensued regarding the individual events, a request for the CDD to co-sponsor the Fourth of July Boat Parade and potential liability and insurance considerations.

On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor, the CLI Social Group Facility Usage Requests to utilize the facilities, provided that no alcohol is served, with the inclusion of a normal Usage Agreement, if alcohol will be served, were approved.

Per Ms. McIntyre, Ms. Evans will email a link to the new digital Islander and associated website to the Board. Mr. Adams will include the digital Islander on the next agenda.

- **Discussion/Consideration of Beach Club Facility Agreement**

Asked about the process if Supervisors have comments on the Beach Club Facility Agreement, Mr. Adams stated Supervisors can review the Agreement and email comments directly to Ms. Evans and copy Management. All comments will be compiled; legal comments will be emailed to District Counsel and operational comments will be emailed to Ms. Evans.

This item will be included on the next agenda.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Community Survey Regarding Building a Gym Vs Adding on Beach Club Vs No Gym

Referencing a handout, Mr. Adams presented a proposal from Triton Polling & Research. The basis of the questions is from a survey circulated in 2017. The questions are slightly expanded. The fee for 100 fully-completed surveys is \$4,500.

Discussion ensued regarding alerting residents about the new phone survey, whether to approve the proposal, utilizing “survey monkey” instead of the phone survey, taking out a \$1.5 million loan to finance the gym, increased assessments, examining other gym options such as funding a new gym with the proceeds from the sale of the Meadows property and the need to consider the cost of the CDD’s other projects.

Mr. Castillo asked if the polling company can provide examples of questions that will be asked. Mr. Adams stated the company will look to the Board for the basis of the questions.

On MOTION by Mr. Castillo and seconded by Ms. Belyea, with Mr. Castillo, Ms. Belyea and Mr. Fontcha in favor and Mr. Acoff and Ms. McIntyre dissenting, the Triton Polling and Research proposal, in the amount of \$4,500, was approved. (Motion passed 3-2)

- **Continued Discussion: Town Hall Meeting Regarding Potential Gym Project**

On MOTION by Ms. McIntyre and seconded by Mr. Acoff, with all in favor, completing the phone survey before holding a town hall, was approved.

Mr. Adams stated Board Members should submit no more than ten pertinent questions to Management by March 5, 2023. Staff will compile the data and narrow down the questions for the survey.

NINTH ORDER OF BUSINESS

Continued Discussion: Towing Issues and Options

Mr. Hall stated he is pursuing a towing service that is trying to obtain an exception for towing from the County; a response is pending.

Per Mr. Castillo, Mr. Adams to include towing issues on the March agenda, under Operations Reports.

TENTH ORDER OF BUSINESS

Discussion: Insurance Requirements for Instructors

Ms. McIntyre stated that several instructors are providing lessons to residents without proof of a certificate of insurance (COI). Mr. Adams stated the swim instructor has coverage. Ms. McIntyre suggested establishing a COI policy and enforcing it. Mr. Castillo suggested directing Staff to provide insurance forms to instructors/coaches that do not have a COI on file.

Discussion ensued regarding developing a policy, risk transfer, posting the policy on the CDD website, posting signage near the amenities, a QR code and performing background checks on instructors who teach children.

ELEVENTH ORDER OF BUSINESS

Discussion: Food Safety at CDD Events

Mr. Adams presented an email exchange with the CDD's insurance carrier, along with food safety guidelines for buffets and parties. The insurance carrier favors having events catered instead of pot lucks. He discussed FDA requirements, posting ingredients, risk transfer and hold-harmless indemnification.

Discussion ensued regarding CDD-sponsored events where food is served, liability, indemnification agreements, COIs, posting food safety guidelines on the CDD website and asking event organizers to sign waivers.

Mr. Adams will include this item on the next agenda.

TWELFTH ORDER OF BUSINESS

Committee Reports

A. Security

Ms. McIntyre stated that several Security Committee members recently stepped down. She volunteered to be the CDD's liaison to the Security Committee.

On MOTION by Mr. Castillo and seconded by Ms. Belyea, with all in favor, designating Ms. McIntyre as the CDD’s liaison to the Security Committee, was approved with Mr. Acoff not present.

Mr. Castillo noted that Mr. Acoff stepped away and did not participate in the vote.

Discussion ensued regarding the current Security Committee members, having a Safety and Security Committee instead of Security Committee, adhering to Sunshine Laws and developing a charter for all committees and a time period for development.

On MOTION by Mr. Castillo and seconded by Ms. McIntyre, with all in favor, developing a Charter for all committees for Board consideration at a future meeting, was approved.

B. Landscape Aquascape Facilities (LAF)

Mr. Carpenter presented the February LAF Committee Report.

Discussion ensued regarding non-resident use of lakes, boat tag registration requirements, issuing boat decals, establishing non-resident boat rules, giving the post orders to the security guards, POA covenants, damaged pool furniture and camera footage of the pool area. Mr. Hall presented a diagram of a lake monitoring/access camera system, with pricing.

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

A. Board of Supervisors: January 19, 2023

I. Summary of Motions

Change “Residents present were” to “Residents who spoke”

II. Regular Meeting

The following changes were made:

Line 29: Change “Residents present were” to “Residents who spoke”

Line 146: Change “2” to “3”

Ms. Belyea asked for Lines 99 through 121 to be removed from the meeting minutes.

Discussion ensued regarding Ms. Belyea’s request, establishing a no reading of resident emails into the record and the transcription process.

On MOTION by Ms. Belyea and seconded by Mr. Castillo, with Mr. Castillo, Ms. Belyea and Mr. Fontcha in favor and Mr. Acoff and Ms. McIntyre dissenting, removing lines 95 through 121 from the January Regular Meeting minutes, was approved. (Motion passed 3-2)

Ms. McIntyre motioned to remove Lines 63 to 78 from the December meeting minutes.
Motion died for lack of second.

Lines 95 through 121: Delete entirely

III. Action/Agenda or Completed Items

These items were not addressed.

- B. Sunshine Board Online Workshop: January 20, 2023 – February 15, 2023 (to be provided under separate cover)**
- C. LAF Committee: February 6, 2023**
- D. Other**

On MOTION by Mr. Castillo and seconded by Ms. Belyea, with all in favor, the January 19, 2023 Summary of Motions and Regular Meeting Minutes, as amended, and the January 20, 2023 through February 15, 2023 Sunshine Board Online Workshop and the February 6, 2023 LAF Committee Meeting Minutes, as presented, were approved.

- **Discussion: Dissolving the Sunshine Board**

Mr. Adams suggested sunseting the Sunshine Board.

On MOTION by Ms. McIntyre and seconded by Mr. Fontcha, with all in favor, dissolving the Sunshine Board, was approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

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

- **Consideration of Sanitary Line Video Inspection Costs and Proposals**
- **Update: Proposals for Weir Replacement**

These items were presented during the Sixth Order of Business.

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

- **Consideration of Proposals for Monument Improvements**

Mr. Hall presented the February 2023 Activity Report.

The Board and Staff discussed recent damage to the gate arm at Morris Bridge, suspending privileges for damaging amenities at the Beach Club, the drainage issue on Cachet Isle and residents using the soccer field as a dog park.

C. District Counsel: *Straley Robin Vericker, P.A.*

There was no report.

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

- **Consideration of Resolution 2023-03, Declaring Certain Tangible Personal Property Surplus Equipment and Authorizing the District Manager to Sell or Dispose of Said Equipment as Expeditiously as Possible and Providing for an Effective Date**

This item was an addition to the agenda.

Referencing handouts, Mr. Adams presented Resolution 2023-03.

On MOTION by Ms. McIntyre and seconded by Mr. Castillo, with all in favor, Resolution 2023-03, Declaring Certain Tangible Personal Property Surplus Equipment and Authorizing the District Manager to Sell or Dispose of Said Equipment as Expeditiously as Possible and Providing for an Effective Date, was adopted.

- **NEXT MEETING DATE: March 16, 2023 at 6:00 P.M.**

- **QUORUM CHECK**

The next meeting would be held on March 16, 2023.

FIFTEENTH ORDER OF BUSINESS

Other Business

Ms. McIntyre asked for discussion of employee benefits to be added to the next agenda.

Mr. Adams would research obtaining a \$6,000 base employee benefits package for the next meeting.

On MOTION by Ms. McIntyre and seconded by Ms. Belyea, with all in favor, authorizing Mr. Adams to secure employee medical coverage packages for full-time employees, in a not-to-exceed amount of \$500 per month, per employee, was approved.

Ms. McIntyre provided an update on a recent alligator class that was held at the Clubhouse and suggested that Mr. Hall draft and present Alligator Rules for the CDD.

Discussion ensued regarding alligator trappers and purchasing benches.

SIXTEENTH ORDER OF BUSINESS

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

Resident Brian Little stated that all the members of the Security Committee quit on January 31, 2023 so the CDD currently has no Security Committee.

Mr. Forbes asked for an answer regarding CDD-sponsorship of the Social Walk event.

Discussion ensued regarding use of the marquee to publicize the event.

Discussion of the Community Social Walk event will be included on the next agenda.

Mr. Mejia proposed setting a spending cap on the gym. He asked about the CDD'S available leftover funds.

Mr. Carpenter referenced the CDD's fitness center rules and asked about the potential location of a new gym.

Resident Angela Delgado commented on non-resident boats accessing the CDD and stated the Security Committee members quit because they felt disrespected and unappreciated; residents complain about speeding but rarely attend meetings.

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 at 10:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COP S ALI
Secretary/Assistant Secretary

[Handwritten Signature]
Chair/Vice Chair