

1 **MINUTES OF 11/16/23 REGULAR MEETING**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development District
5 was held Thursday, November 16, 2023 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive,
6 Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM, at
7 <https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>,

8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837 3143
9 1918, Passcode: 123456.

10 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

11 Vice Chair Belyea called the meeting to order at 6:16 p.m., conducted roll call, then led everyone in
12 reciting the Pledge of Allegiance.

13 Present and constituting a quorum were:

14 Ann Belyea	Board Supervisor, Vice Chairman
15 Ronald Acoff	Board Supervisor, Assistant Secretary
16 Rene Fontcha	Board Supervisor, Assistant Secretary
17 Cynthia McIntyre	Board Supervisor, Assistant Secretary

18 Also present were:

19 Larry Krause	District Manager, BREEZE
20 Patricia Thibault (Via Zoom)	District Manager, BREEZE
21 John Hall	Facilities Manager, CLI
22 Dominique Green	Office Administrator, CLI
23 Steve Small	Account Manager, LMP
24 Bob Burbank	General Manager, Allied Universal
25 Joe Lo Bianco	Senior Regional VP, Allied Universal
26 Kemuel Henderson	Client Manager, Allied Universal

27
28 *The following is a summary of the discussions and actions taken at the November 16, 2023 Cory Lakes CDD*
29 *Board of Supervisors Regular Meeting.*

30 **SECOND ORDER OF BUSINESS – Exhibit 1 - Discussion on E-Blasts and Social Media Posting**

31 Mr. Krause advised that this item was on the agenda in case any Supervisors had any questions and to
32 serve as an additional reminder, on the record, that District Counsel recommends that Supervisors refrain from
33 posting to Social Media for any potential liability, both for the Supervisor and the District.

34 Vice Chair Belyea stated that the Board recently received an additional email from Mr. Babbar.

35 **THIRD ORDER OF BUSINESS – Chairman’s Opening Comments**

36 There being none, the next item followed.

37 **FOURTH ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

38 Vice Chair Belyea welcomed everyone to the meeting and thanked them for attending.

39 Supervisor Acoff noted the productive Budget meeting held earlier in the month where a financial plan
40 was laid out. He said they now need to allow the plan time and patience to manifest itself over the coming days,
41 weeks, and months and asked for everyone’s support.

42 Supervisor McIntyre read a prepared statement condemning cyber bullying and harassment directed
43 toward her and her supporters. She read an excerpt from an email District Counsel sent to Supervisors earlier
44 that day referencing this topic and free speech.

45 Supervisor Fontcha thanked everyone for attending and said he looked forward to a good meeting.

46 **FIFTH ORDER OF BUSINESS – Audience Comments**

47 Vice Chair Belyea opened Audience Comments with speakers physically present, and then those
48 participating virtually; Several members of the audience addressed the Board:

49 Mahmoud Siddique asked the Board about the CDD sponsoring events and how to have an event be
50 sponsored by the CDD. Supervisors advised that this year’s events schedule is complete and suggested he could
51 make a request by bringing his event to the Board through staff, e.g., Ms. Green, for consideration for approval.
52 Supervisors advised that a CDD event is paid for and managed by the CDD, not another group. Supervisor Acoff
53 advised Mr. Siddique to visit Ms. Green at the CDD office and complete the event request form.

54 Jim Carrol on ZOOM said he understood that the City of Tampa owns the streets in the CDD and asked
55 why the CDD is paying for the electricity for the streetlighting. Vice Chair Belyea said they would address that.

56 Mr. Krause asked if there was anyone else on ZOOM who wanted to address any items on the agenda.
57 Hearing none, Public Comments was closed.

58 **SIXTH ORDER OF BUSINESS – Financial Items**

59 **A. Consideration and Adoption of Resolution 2024-01, Amending the FY 2024 Budget**

60 Vice Chair Belyea recalled the Special Budget Meeting held earlier in the month. Ms. Thibault walked
61 the Board through the adjustments to the budget for this agenda item, starting with the REVENUE section. She
62 noted a transfer of cash from the closed Debt Service Account in the amount of \$28,556, as well as an increase
63 in the interest amount over FY 2023 based on her moving the funds to higher interest yielding accounts. She
64 added that there was no increase in assessments or any kind of Special Assessment for residents, but it does
65 include an increase in that budget amount for the transfer in the funds and for the increase in the overall interest
66 calculations.

67 Ms. Thibault next addressed Administrative Expenditures, where they had discussed increasing both
68 legal and engineering expenditures by \$5,000 each (to \$15,000 each) and increasing Utilities by \$67,298. For
69 Security Operations, she moved the Rover to its own line item and decreased the overall Security Staffing
70 amount for that and any overtime. She said the \$347,923 is the overall contract amount that was presented in the
71 Budget at the last meeting. She also decreased the overall off-duty policing by \$5,000 as previously discussed,
72 so that the overall decrease is at \$32,314.

73 For the Field Office Administrative category, Ms. Thibault noted that there is an assistant to the Field
74 Manager whose salary was housed in the Field Manager category, so she moved that position to its own category
75 for better transparency as to personnel, creating a decrease in the former and increase in the latter line items. She
76 also decreased Beach Club Gym Supplies and Community Events. She added that the line items for the Field
77 Manager and the Office Administrator do include anywhere from a 3%-5% increase, but that staff has not
78 received direction from the Board to apply those increases. Ms. Thibault asked that after the resolution is
79 adopted, the Board provide direction on whether to increase the salaries of the Field Manager and Office
80 Administrator.

81 Ms. Thibault next addressed the Landscaping Maintenance Contract, where she moved the mulch to its
82 own category as it is not related to the contract, but rather is a separate event that happens outside of the contract,
83 so the \$343,885 is the contracted expenditures. She noted an increase in the mulch, and that the anticipated
84 savings in mulch was to be more, but as of this meeting the Board had not received a landscaping proposal for
85 removing the old mulch, so she impacted the mulch line item by \$50,000.

86 Ms. Thibault recalled that at the last meeting the Board voted to cancel OLM’s contract, which has a
87 30-day out clause. She also decreased plant replacement by \$10,000 and decreased tree removal/replacement by
88 \$15,000 for a total decrease in this category of \$47,115.

89 For Facilities Maintenance, there is an overall decrease in Outside Facilities Maintenance by \$15,185,
90 and an additional decrease of \$55,000 in the Pavers and Street Repair category, with everything else staying the
91 same. Ms. Thibault said they increased the fund balances and the Weir project balances; she said that at the end
92 of the budget amendment it shows the fund balance uses, non-spendable amounts, and then the Assigned
93 Operating Capital in the amount of \$569,246, as well as the \$360,000 for the loan. She then asked Supervisors
94 for any questions or comments.

95 Supervisor McIntyre asked for confirmation that the number of hours for the Rover did not decrease
96 from the current 12 hours a day. Ms. Thibault advised that was correct. Supervisor Acoff added that everything
97 they had discussed has been covered, and that they were able to get the \$360,000 back for Capital Improvements.
98 Supervisor McIntyre also confirmed that the \$360,000 was now in a separate account.

99 Vice Chair Belyea made a motion to approve Resolution 2024-01.

100 On a MOTION by Ms. Belyea, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board accepted
101 **Resolution 2024-01, Amending the Fiscal Year 2023-2024 Budget**, for the Cory Lakes Community
102 Development District.

103 **D. Consideration and Approval for Staff Payroll Increases and Holiday Bonuses**

104 *This item was addressed out of order.*

105 Ms. Thibault asked about the salaries for Mr. Hall and Ms. Green and whether the Board wanted to
106 advance a raise to them. She noted there is money in the budget for a raise between 3%-5% and opened the
107 floor to discussion.

108 Supervisor Acoff said he was in favor of it, with all the work and extra effort Mr. Hall provides the
109 District, and said he felt giving them the raise was the right thing to do. Ms. Thibault asked if Supervisors were
110 recommending a specific percentage increase between 3% and 5%. Supervisor McIntyre said she recommended
111 giving Mr. Hall a 5% increase based on the additional work he did above and beyond his job description.

112 Vice Chair Belyea stated that with inflation, she made a motion for a 5% increase for both of the CDD's
113 facilities staff.

114 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved A
115 **5% Pay Increase for Mr. Hall and Ms. Green**, for the Cory Lakes Community Development District.

116 Supervisor McIntyre asked what they normally do for Holiday Bonuses. Supervisor Acoff said he didn't
117 think they'd have one this year, but that they do get raises. Mr. Krause asked Ms. Thibault when the raises would
118 go into effect. Ms. Thibault advised that staff may be able to make it effective for the last pay period in
119 November.

120 **B. Acceptance of the September 2023 Unaudited Financial Statement**

121 Supervisor McIntyre asked Mr. Krause to number the pages of the Financial Statements. Supervisor
122 Acoff asked about the Contingency and noted he saw a double payment in the Communications that should be
123 cleared out. He pointed out an increase in car repair payments and noted that the District purchased a new vehicle,
124 and asked staff about the increase in expense there. Mr. Hall noted there were some repairs to one of the carts
125 and the truck needed some suspension work. Supervisor McIntyre asked about the age of the truck and Mr. Hall
126 noted that it is outside of the warranty period, having been purchased in 2018.

127 Supervisor Acoff asked if the District has a contract for a cleaning service or if it is pay as you go. Mr.
128 Hall advised that there is a contract. Supervisor Acoff noted that the line item is \$2,500 over, which is why he
129 asked if there was a contract. He noted that unless there is a special event, that line should not be over. He also
130 noted that as the District is under a restrictive budget, they need to be aware of smaller budgetary overages that
131 can add up. Mr. Hall mentioned he thought they changed services mid-year that cost incrementally more.

132 Supervisor McIntyre asked who made that decision. Mr. Hall said he thought Mr. Adams and Ms. Schewe made
133 that decision.

134 Supervisor McIntyre noted there was previous discussion about replacing the gates, and for Mr. Hall to
135 note to bring it up once the District is more financially sound, maybe next year.

136 Vice Chair Belyea made a motion to accept the Unaudited September 2023 Financial Statement.
137 Supervisor Acoff asked Ms. Thibault about a balance of \$116,000, but that there were bills yet to be paid, and
138 asked what kind of impact that would have. Ms. Thibault advised that she anticipated about \$25,000 in additional
139 expenditures. She advised that she could bring a simplified recap in December of where the District ended up.

140 On a MOTION by Ms. Belyea, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board accepted **The**
141 **September 2023 Unaudited Financial Statement**, for the Cory Lakes Community Development District.

142 **C. Consideration and Authorization to Proceed with Request For Proposals (RFP) for Audit**
143 **Services**

144 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board authorized
145 **Staff To Proceed With Issuing a Request for Proposals (RFP) for Audit Services**, for the Cory Lakes
146 Community Development District.

147 **D. Consideration and Approval for Staff Payroll Increases and Holiday Bonuses**

148 This item was previously addressed under Item A, above.

149 **SEVENTH ORDER OF BUSINESS – Vendor Updates**

150 **A. Envera**

151 There being none, the next item followed.

152 **B. Landscape Maintenance Professionals (LMP)**

153 Steve Small, Account Manager from LMP, addressed the Board. He advised that they put new flowers
154 in and finished most of the palm trees. He added that he had some mulch proposals for Mr. Hall for the clubhouse,
155 and that he plans to get to the other areas in the next week. Supervisor McIntyre said they were waiting for Mr.
156 Small to advise the Board on the cost of moving the mulch around. Mr. Small said they discussed it last week
157 and that he provided a proposal for the clubhouse currently and was working on providing proposals to the Board
158 next week. Supervisor Fontcha asked Mr. Small if he identified areas where there is excess mulch. Mr. Small
159 identified a few areas, including Morris Bridge and Barbados and some of the islands as the worst areas.

160 Supervisor Acoff asked Mr. Small if there were areas where they might need assistance to prepare for
161 the holidays ad longer-term, and if there were any cost-cutting measures he could come up with for things they
162 might not need this year. Mr. Small said there was nothing he could come up with right now, and asked if the
163 Board had decreased plants and trees, and Supervisors confirmed they had. Supervisor Acoff said that was just
164 for right now, and that they would go back and review where they are later in the cycle.

165 **C. Allied Universal**

166 Bob Burbank and Joe Lo Bianco from Allied said they sent information regarding their proposal and
167 were there to answer any questions the Board might have. Mr. Hall said he handed out the information to the
168 Board from Allied, and Mr. Krause launched the PowerPoint (PPT) presentation brought by Allied (*documents*
169 *were provided by Allied too late to be included in the agenda packet*). As Mr. Krause loaded the PPT, Supervisor
170 Acoff stated that that they recently had a conversation about raising the rates to get better retention and service,
171 but that they have not gone a full cycle and now Allied is asking for another raise without having received a
172 good evaluation of where they are and were. Supervisor Acoff expressed his concern that he currently does not
173 have the information from Allied to advise residents of what the value proposition is for any increases.

174 Allied said they don't sell a product, but a service provided by people. They discussed the ERI Salary
175 Assessor from the Economic Research Institute and noted a significant change in the Tampa market after
176 COVID. They reviewed the economic research for this market for a Security Guard and advised they try and
177 target the 50% percentile (mean) to the 75% percentile, and that their current wages are lower and closer to their
178 billing wages for the District. He said the return is that they can hire security guards that have more experience
179 In security with the higher wage, and that currently the District is getting people with less experience that they
180 are having to train, which helps explain some of the turnover.

181 Supervisor Acoff said that last round of raises was supposed to address the turnover issue and asked
182 Allied how effective they were is actually targeting those raises. Allied said that last year they were at \$13 an
183 hour, which is not on the list of wages presented. He added that wages in the Tampa area in the past few years
184 have nearly doubled, and that they are slowing bringing their legacy accounts, like Cory Lakes, up in pay scale
185 to \$15 an hour, which is still barely on the list. Allied also stated that Florida minimum wage is increasing. They
186 added that they do drug tests, background checks, training, licensing, and fingerprinting at a cost as well. They
187 said that as wages increase, they can be more selective with their hiring candidates.

188 Supervisor Acoff said that the information provided is looking back and asked Allied to provide more
189 of a "windshield experience" for the Board so that they can budget correctly moving forward. Allied said that
190 are trying to strike a balance between raising their pay rates and not raising the client fees too drastically.

191 Supervisor Acoff agreed and said that the District is looking to work with the company to get them their
192 wage increase while not breaking the community, but they need more information and projections to enhance
193 the proposals. He said that with better information, they can be more proactive and receptive to planning. Allied
194 said a proposal was submitted months ago; Supervisors Acoff and McIntyre said that it came with no background
195 information. Supervisor Acoff asked Allied when the rate hikes would go into effect; Allied advised in January
196 of 2024.

197 Supervisor Acoff where they could save some money; Allied advised through the use of technology.
198 They said that shifts could be reduced and tech that the District has or could get could supplement it. They added
199 that over the next three years, hourly rates will go up a dollar an hour. Allied asked that if there is a situation
200 where there are two guards on shift, can the District reduce to one. They broached the possibility of automating
201 one of the gates, and also asked if there was some overlap between Allied and Envera at the gates that could be
202 considered.

203 Supervisor Acoff asked Allied if they could provide alternatives that show how the District could save
204 money. Allied suggested they could bring several cost-saving options back to the Board for consideration. Vice
205 Chair Belyea summarized that they would table the rest of the discussion and that Allied would bring some
206 updated proposals to the December meeting.

207 **EIGHTH ORDER OF BUSINESS – Staff Update**

208 **A. Office Administrator – Dominique Green**

209 Ms. Green said that they are continuing regular business in the office and that they are planning an end-
210 of-year event. She added that they held the Veterans Day event and that she appreciated everyone who attended
211 and thanked Veterans for serving our country.

212 Ms. Green noted that the next event to take place would be the Fall Festival, scheduled to occur that
213 Saturday from 11 a.m. – 2 p.m., followed by the end-of-the-year Boat Parade and Christmas events.

214 Supervisor Acoff asked Mr. Hall if there would be any ponding or flooding issues at the Fall Festival
215 based on the amount of rainfall received in the community. Mr. Hall stated the waters should be gone by then.

216 Ms. Green next advised staff was working on cutting expenses, which included Ms. Green working to
217 procure event sponsors, which she actively pursued and made connections with. Ms. Green also advised that
218 they did have one sponsor for the event as well as food truck vendors participating and the major vendor who

219 does the setup. The Fall Festival was extended by an hour, which did cause an increase in cost over the budgeted
220 amount.

221 Supervisor McIntyre mentioned that they understood there would be no additional cost to extend the
222 Fall Festival. Ms. Green said that the managing vendor had to pay his staff for their additional time. Ms. Green
223 said that the event was reduced to two hours to save money and so then cost \$3,900. When they added the extra
224 time, it increased to \$4,900, but Ms. Green said that was only \$400 over the original budgeted amount of \$4,500,
225 and said a \$500 sponsorship should offset that additional overage.

226 Ms. Green spoke of the Beach Club rentals and barcodes as additional income for the District. She
227 advised that she updates the Facebook page and encouraged people to visit that site for updates. She spoke of
228 new liability waiver forms and that they will be working with Envera to instate fingerprint access.

229 Supervisor McIntyre asked if everyone had to sign the liability waiver? Ms. Green advised if they want
230 to use the clubhouse and amenities, as the form releases the district from any liability during private activities.
231 Mr. Hall stated it is a rules hold harmless. Supervisor McIntyre said that it was not her understanding that
232 everyone had to sign it. She added that District Counsel had stated the waiver was for anyone to sign who was
233 going to engage in physical activity or pose some sort of risk or hazard to the individual or those around them.
234 She continued to read from meeting minutes an exchange between Chairman Castillo and District Counsel where
235 they discussed the circumstances/activities whereupon the liability waiver would be applicable.

236 Ms. Green advised that there are two forms; one for people who want to do activities in the Clubhouse.
237 At this point several people started talking at once, and Supervisor Acoff entreated the Board to allow Ms. Green
238 to finish. Mr. Hall advised that there is a rules hold harmless for the Clubhouse, just as there is for the pool and
239 the gym. Mr. Hall added that in order to get a fingerprint for the Clubhouse, you would have to sign the liability.
240 Mr. Hall added that when you sign a usage agreement, there is also a liability waiver that goes along with it,
241 depending on the intended usage. Mr. Hall said that if you were going to do a dance, all members of the group
242 that would be active with that activity would need to sign the liability waiver. Supervisor McIntyre confirmed
243 with Mr. Hall and Ms. Green that there are two separate forms, and one is only used if there is to be physical
244 activity.

245 Supervisor Fontcha asked about access to the Beach Club and if the form was part of the proposed
246 process to turn off Beach Club access and then turn it back on for those who sign the form. Mr. Hall and Ms.
247 Green confirmed. Supervisor Fontcha asked for an update on when that will occur. Mr. Hall said they tried to
248 get it that week but that it did not work out. Mr. Hall said they might hold on it until after the Thanksgiving
249 weekend. Ms. Green said they have been proactive and when people come in to fill out paperwork, she is giving
250 it [the form] to them and keeping track of whom they give it to.

251 An audience member asked about the process and said that once the system is activated, every resident
252 who will want to use the clubhouse will need to sign the form; Mr. Hall said staff will send out an email to the
253 community explaining everything when it goes active, so that when someone tries to gain access and can't, they
254 will know it is because they have not signed the form. He added that their goal is to make sure everyone
255 understands what the expectations are when they are in the clubhouse for themselves and their guests, just as it
256 is in the gym and the pool. Ms. Green said they are just removing the liability from the District. Mr. Hall added
257 that this gives staff some leverage to remove resident privileges when they violate the rules to which they signed
258 their names.

259 A homeowner asked what age this applies to. Ms. Green said she did not think the form specifies. Vice
260 Chair Belyea opined that it might be 18. Ms. Green noted that 14-year-olds can get consent, but that their parents
261 really need to be the ones to oversee them. Vice Chair Belyea said it says 18 on the form they approved.
262 Supervisor McIntyre asked what the practice was in the past. Ms. Green advised that 14-year-olds have been
263 granted access in the past, but she added that with the agreement that must be consented to, it would be at the
264 discretion of their parents. Several people then proceeded to talk at once as to who decides on the age, and Vice
265 Chair Belyea stated that the forms have already been approved.

266 Supervisor Acoff asked Mr. Krause to get with Ms. Thibault to add a line item showing the rental income
267 as part of the Office Administration category in the budget. Supervisor McIntyre asked to add sponsors as well.

268 Ms. Green explained the new rental agreement for exclusive use that includes a cost for the two-hour
269 exclusive rental. She said that there will no longer be usage agreements for two sets of people, and the rental
270 agreement is for exclusive use as well. Ms. Green asked for confirmation that the only time people pay to use
271 the clubhouse is for exclusive use; Vice Chair Belyea confirmed that is the case. Supervisor McIntyre asked Ms.
272 Green to include on her list sponsors that she has spoken with, to reduce the duplication of effort on her part, as
273 she also reaches out to people.

274 Mr. Krause asked if they could move Ms. Green's Office Administrator staff update to be part of the
275 rest of the staffs' updates. The Board's consensus was to move it with the other staff reports, at the end of the
276 agenda.

277 *This next item was addressed out of order.*

278 **XI. Staff Reports**

279 **A. Facilities Manager: John Hall**

280 Mr. Hall advised that Mr. Small covered some of what he intended to discuss, but he said that they are
281 almost complete with the trees, and that he would tour the community with Mr. Small to assess the mulch
282 situation and come up with a strategy for removal and supplementing other areas in need and provide a cost for
283 that. He continued to say that Christmas lighting was on and that there are a few areas that need some attention.

284 *At this point in the meeting there was a delivery made to the front door.*

285 **IX. Business Items**

286 **A. UPDATE: Special Meeting between CLI POA & CDD, re: Community Covenants & Bylaws** 287 **- Setting a Meeting Date**

288 Mr. Krause explained that he put a chart together under Exhibit 6 identifying who was available and
289 when for the proposed meeting. He advised that he needed to hear from District Counsel on his availability. He
290 asked the Board for a primary and secondary date of preference to present to District Counsel, and then to present
291 to the POA.

292 The Board selected January 15 as the primary date and January 8 as the alternative date and directed
293 Mr. Krause to proceed accordingly.

294 *At this point in the meeting the Board went back to Mr. Hall to continue his staff report.*

295 Mr. Hall said he hoped to have the issues with the Christmas lights addressed by the next day. Supervisor
296 McIntyre noted that last year every other tree was lit all the way to the Gurad House, but it appeared as though
297 every tree was lit this year. Mr. Hall advised that was due to their request that they not light as much in the back
298 and move more lights to the front. He noted that it does add a strain on the power, but not as much as the older
299 style of lights they used to use did.

300 Mr. Hall noted that the lap lanes [for the pool] arrived the previous day, so he planned to install them
301 the next day. He noted that the motor for the slide has a short and that there is a replacement on order that should
302 be under warranty.

303 Supervisor Acoff asked Mr. Hall what he needed from them. Mr. Hall said he needed people to stop
304 tearing stuff up, and that he could get so much more done if he didn't need to fix things like graffiti and other
305 community damage. He expressed frustration at people tearing up the community and said that it has gotten
306 progressively worse during his tenure in the community. He noted that they are entering the worst time of the
307 year, historically, for damage to light posts, mailboxes, and to landscaping and irrigation.

308 Supervisor Fontcha said that communication is key and that they can continue to communicate and
309 e-blast the community. Mr. Hall noted that the more e-blasts they send out, the lower the open rate becomes.
310 Supervisor McIntyre asked what the open rate was. Staff advised it was about 60%, and that is when they are
311 not sending out a lot of them. Mr. Hall advised that when they do send out a large number of e-blasts, the open
312 rate drops to closer to 30%.

313 Supervisor Acoff said that will get better, and as they improve other things in the community, that
314 number should also improve, because people will know that they are receiving useful information.

315 Mr. Hall noted that it is not the majority, but rather the minority that are causing the issues. He said the
316 challenge is finding them, as it is the same group tagging over and over again. Supervisor McIntyre asked if
317 anyone has come forward to report anything, and Mr. Hall advised they had not. Supervisor McIntyre also asked
318 about replacing gas lines to the pool heaters and whether they got lost in the budget process. Mr. Hall advised
319 they need to get someone out to do it. Supervisor McIntyre asked if there was money in the budget to replace
320 the lines. Mr. Hall advised there was, theoretically, if they needed to make it happen.

321 Mr. Hall said that with the agreements, he feels the District is at a great point, but that there are some
322 details that need to be addressed with the rentals, and that staff can put that together. Supervisor McIntyre asked
323 for clarification on which agreements, and Mr. Hall noted that he meant the rental and Beach Club usage
324 agreements. He said that his phone is ringing constantly with people either asking questions of what they can do
325 or they are policing the actions of others. He said that if the rules and regulations and processes were a bit better
326 defined, he could give that to the Rover and they would be able to address these issues, but right now it does not
327 work that way.

328 Mr. Hall expressed concern that people will circumvent the exclusivity payment and just show up at the
329 Beach Club to use it without paying for it on the weekends, when there is no staff there, and that there are no
330 consequences for doing so. Supervisor McIntyre said it sounds like the Board needs to provide clearer guidelines.
331 Mr. Hall said he wants to work with Ms. Green first and go over some addendums for agreements and more so
332 procedures and then bring them back to the Board in December for their review. The goal is to provide
333 information to staff and the Rover so that they know what to do.

334 Supervisor Acoff said Mr. Hall was looking for clear guidelines that could also be put out the
335 community, and that they should also send out similar guidelines for the gym. Mr. Hall said that it would not be
336 major, just fine-tuning things. Mr. Hall added that concerning the money, within the last six months that he has
337 been monitoring, he and Ms. Green have deposited almost \$28,000 - \$22,000 in checks from mainly rentals,
338 recovery of damages, and bar codes, and almost \$6,000 from the square, which is strictly rentals and barcodes.
339 He said that the six months prior, the deposits totaled \$7,500 in checks and \$3,000 in square.

340 Mr. Hall said they are averaging almost \$3,000 a month in deposits, and noted all that money goes back
341 into the budget.

342 Supervisor Fontcha asked about some long-time pending items, including powder coating for the
343 playground. Mr. Hall noted that the District does not have a budget for that, and that it comes down to him being
344 able to carve out the time to do it. Mr. Hall advised that every day his To Do list changes and noted that earlier
345 in the day he had to deal with a car that was in the process of being repossessed and was blocking the exit for
346 1.5 hours, and then he had to deal with a hit and run at the Cross Creek entrance that together took up half his
347 day.

348 **B. Ratification of Anthony's Tampa Bay Pressure Washing Contract**

349 Mr. Krause advised this item was approved months ago and that staff was seeking Board ratification on
350 work that was already completed and paid for. Supervisor McIntyre asked why they need to ratify it and whether
351 the Board was asked before the work was approved. Mr. Krause noted that was before his tenure with the
352 District. Supervisor McIntyre said that the Board should have been notified prior to commencement of the work.
353 Mr. Hall said that we are doing it the right way now.

354 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board ratified
355 **Anthony's Tampa Bay Pressure Washing Contract**, for the Cory Lakes Community Development District.

356 **C. Discussion: Changing District Rules to Policies**

357 This item was tabled until the next meeting that District Counsel attends. Supervisor McIntyre asked if Counsel
358 would be attending the next meeting, and Mr. Krause said he was going to request that he would be.

359 **X. Approval of the Minutes**

360 **A. Board of Supervisors: October 19, 2023**

361 **1. Summary of Motions**

362 Mr. Krause asked if the Board wanted to continue to receive the Summary of Motions. They
363 indicated that they would like to continue to receive them.

364 On a MOTION by Ms. Belyea, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board approved **The**
365 **Summary of Motions for the October 19, 2023, Regular Board Meeting**, for the Cory Lakes Community
366 Development District.

367
368 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **The**
369 **Minutes for the October 19, 2023, Regular Board Meeting**, for the Cory Lakes Community Development
370 District.

371 Supervisor Acoff requested that the date of the meeting be added to the title of the Meeting Minutes
372 Document moving forward. Mr. Krause said he would do that.

373 **XI. Staff Reports**

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

375 There being none, the next item followed.

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

377 *This item was addressed earlier in the meeting.*

378 Supervisor McIntyre asked about updates concerning the Action/Agenda or Completed Items under
379 Approval of Minutes. Mr. Krause advised that he has been adding items to the existing list but has not gone back
380 to track items on the list previous to his arrival. Supervisor McIntyre asked Mr. Hall to review those earlier items
381 and update them. Mr. Krause recommended keeping completed items on the list for reference.

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

383 There being none, the next item followed.

384 **D. District Manager: BREEZE**

385 **1. FY 2023-2024 Meeting Schedule – UPDATED**

386 Mr. Krause advised that he created a new and updated ZOOM meeting link due to the technical
387 issue at the last meeting, and that the ZOOM information is also at the top of each agenda as well
388 as on the website. He advised this will not change unless some other technical issue come up

389 **2. Contract Boilerplate**

390 Vice Chair Belyea asked about the contract. Mr. Krause advised that this was approved at the last
391 meeting, but staff had advised we would include it in this meeting agenda packet in order to put it on the record.
392 He added that this would be used for any contracts that were for \$1,000 or more.

393 Supervisor Acoff asked that the document be cleaned up a bit pertaining to the vendor information. He
394 also asked about the permit information. Mr. Hall said the contractor would pull them. He also asked about the
395 45-day payment. Mr. Krause advised that is statutorily provided for, though we attempt to pay earlier.

396 Supervisor McIntyre asked about Coaches and whether they were considered to be vendors and if they
397 would use this template. Mr. Krause advised that would be a question for District Counsel to address. Mr.
398 Krause did say that usually a vendor provides a proposal and that that proposal becomes an exhibit in the
399 contract.

400 **3. Insurance Update**

401 Mr. Krause noted that staff looked into volunteers and the new roofs. He stated that the insurance
402 company advised there would be no discount in the District's rate because the policy was to replace the existing
403 roof structure. Supervisor McIntyre asked if we could go out to bid for a lower rate. Mr. Krause said that we
404 could if that was Board Direction, but that this is a niche industry with very few companies. Supervisor McIntyre
405 said that they had directed Mr. Adams to do that back in January. Mr. Krause continued to say that the Florida
406 League of Cities is not currently accepting new clients, there is Egis, their current carrier, and another company
407 called Brown. Supervisor McIntyre asked the Board if they were in favor of staff looking for alternatives.
408 Supervisor Acoff said he was in favor of saving money but asked about the size of the industry. Mr. Krause said
409 that Egis is the largest carrier and has a number of clients in the Tampa area.

410 Supervisor McIntyre made a motion to direct the District Manager to contact additional insurance
411 carriers to find a lower insurance rate. Supervisor Fontcha said that it could not hurt to look, but that given the
412 size of the industry and his personal experience with replacing a roof, that he expected very little, if any, savings.
413 Supervisor McIntyre noted that she saved \$4,000 personally by replacing her asphalt roof. The Motion failed
414 for lack of a second.

415 Vice Chair Belyea referenced the volunteer safety information provided to the Supervisors from the
416 Insurance Carrier; Supervisor Acoff noted it included an opinion on carpooling that advised against the District
417 engaging in such activities. Discussion ensued pertaining to whether the Board should continue with such
418 activities based on the opinion provided by insurance. Supervisor McIntyre brought up carpoolers parking on
419 CDD property. Supervisors tabled this discussion until District Counsel could participate.

420 **4. Quorum Check for Next Meeting – December 21, 2023, at 6 p.m.**

421 Vice Chair Belyea asked if there would be quorum for the next meeting. All Supervisors indicated they
422 would be present for the next meeting.

423 **XII. Audience Comments – New Business – (limited to 3 minutes per individual)**

424 Todd Apple addressed the Board. He said that were several retirees in the community who have time
425 and can help paint the monuments and assist with other low-skill projects. Supervisors advised that we would
426 need to check with District Counsel on liability and look into workers' comp insurance, and thanked him.

427 Rich Carpenter asked about the Fund Balance ending by the adopted budget was \$644,835, and the year
428 to date actual is \$864,378, and he asked if that meant the Board spent well and that the District increased the
429 Fund Balance from what they had planned, and what is the fund balance on the 2024 budget projected to be.
430 Supervisor Acoff said that the amended budget shows a Fund Balance of \$952,400. Mr. Carpenter said that it
431 looks like the Board did well last year. Supervisors cautioned that some of that money is encumbered.
432 Supervisors stated that the District is not broke and that they made some modifications to the Budget. Supervisor
433 Acoff advised that the District was also able to put back the \$360,000 for capital.

434 Mr. Carpenter asked again for the signs at the entrances to be updated. Supervisors noted that the
435 messaging must be changed manually at the sign. Supervisor Fontcha asked if there was a module that could be
436 updated, maybe next year, to allow for remote editing of the messages. Mr. Hall advised that maybe if the
437 technology is not outdated. Mr. Hall responded to Supervisor McIntyre's next question that Ms. Schewe used to
438 update the sign. Ms. Green added that she has reached out to Mr. Hall to see where she can assist. Supervisors

