

1 **MINUTES OF 01/11/24 JOINT POA/CDD MEETING**

2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

3 The Joint POA/CDD Meeting of the Board of Supervisors of the Cory Lakes Community Development  
4 District was held Thursday, January 11, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive,  
5 Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM, at  
6 <https://us02web.zoom.us/j/83731431918?pwd=c1MzOTNheDErWDFaQU9QUFFXSjRZdz09>,

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

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

10 Chairman Castillo called the meeting to order at 6:02 p.m., conducted roll call, and led everyone in  
11 reciting the Pledge of Allegiance.

12 Present and constituting a quorum were:

13	Jorge Castillo	Board Supervisor, Chairman
14	Ronald Acoff	Board Supervisor, Assistant Secretary
15	Rene Fontcha	Board Supervisor, Assistant Secretary
16	Cynthia McIntyre	Board Supervisor, Assistant Secretary

17 Also present were:

18	Larry Krause	District Manager, BREEZE
19	Vivek Babbar	District Counsel, SRV
20	John Hall	Facilities Manager, CLI
21	Dominique Green	Office Administrator, CLI
22	Sheryl Springer	POA President, CLI
23	Rishi Vasudeva	POA Secretary, CLI
24	Juan Aliaga	POA Secretary, CLI
25	Marcelo Mejia	POA Treasurer, CLI
26	Web Melton	POA Counsel, CLI
27	Alicia Payne (via Zoom)	Regional Director, LCAM

28 *The following is a summary of the discussions and actions taken at the January 11, 2024 Cory Lakes CDD Board*  
29 *of Supervisors Joint POA/CDD Meeting.*

30 **SECOND ORDER OF BUSINESS – Audience Comments**

31 Mr. Babbar addressed the item for the meeting that applied to the first opportunity on the agenda for  
32 Audience Comments by reviewing Exhibit 1, which included only those sections in the covenants where CDD  
33 and POA responsibilities coincide pertaining to authority in the community. He reminded the audience that  
34 concerns involving only the POA would not be discussed during the meeting, and that residents could raise those  
35 issues at the end of the meeting under the fourth agenda item, for Audience Comments – New Business.

36 Chairman Castillo opened Audience Comments.

37 Mr. Foster asked the Board to check on having a maximum of two (2) vehicles parked in driveways. He  
38 said that this could be an inconvenience and suggested the Board supervise lot owners in moving their vehicles  
39 and being mindful of their property’s appearance. Mr. Babbar restated that the discussion would focus on issues  
40 that could be resolved by both the CDD and POA, and that this was not covered by the scope of the meeting.  
41 Some residents said that they wanted to address several items on covenants and bylaws, and Mr. Babbar  
42 reminded the residents to be specific on Exhibit 1. Mr. Foster and Mr. McCormick decided to discuss their  
43 comments later in the meeting under non-agenda items.

44 Mr. Hansen said that the POA started a Rewrite Committee for the covenants in 2022, wherein residents  
45 were the members and added that he was a part of it. He shared an overview of the committee’s timeline, asked  
46 the POA about an update. Mr. Babbar advised that some of the items raised by Mr. Hansen could be addressed.

47 Mr. Gudale asked the Board to amend the covenants and bylaws and noted that he was concerned about  
48 the possibility of the selling of the Meadows property and any future annexation of new land by the CDD. He  
49 asked the Board if they could include these concerns in the covenants. Mr. Melton asked Mr. Gudale to clarify  
50 the annexed property. Mr. Gudale clarified that he is concerned about the annexation of adjacent land, either  
51 private or public property, into the community. Mr. Melton responded that he would get back to Mr. Gudale on  
52 that matter. Ms. Springer said that the residents want this stated in the covenants, and Mr. Melton answered that  
53 it may be possible for POA to do so.

54 Supervisor Acoff asked Mr. Babbar if this item was out of order. Mr. Babbar said that the Board can  
55 address the concerns one at a time. Supervisor Acoff discussed that about 900 homeowners previously signed a  
56 petition to not sell the Meadows, and he was trying to get the verbiage in the covenant wherein the transaction  
57 could not proceed unless the majority of the residents voted for it. He said that the CDD had no authority and  
58 hoped that in the current meeting with the POA and counsel, they could address that. Mr. Melton explained that  
59 the annexation of property would not be easy and must undergo a process after the developer was gone. He  
60 added that there would be no problem if the community requested for it to be added to the document. Supervisor  
61 McIntyre clarified that it is from Article 4 of the current covenants and asked the POA if the word "developer"  
62 would be removed and replaced with "Board of Directors," which was suggested five (5) years ago.

63 Mr. Babbar clarified that the POA had a process and could be checked in Section 19.5 of the  
64 amendments, wherein fifty-one percent (51%) of the property owners should have voted to take the next step.  
65 He confirmed that the residents' request would be possible if they undergo the same process. Mr. Melton stated  
66 that the final decision would still be coming from the homeowners, and not from the Board. Supervisor Acoff  
67 said adding this language to the covenants would contribute to the unity of the residents and enhance the quality  
68 of the community. Ms. Springer restated that the homeowners would have the final say and said that the  
69 discussion and the goal of the Rewrite Committee is to have a document that residents would vote on, and if  
70 majority was not reached, it would be considered invalid. Supervisor Acoff reiterated that the residents wanted  
71 to know what was revised, showing the specific changes in the recent document in comparison with the previous  
72 one. Mr. Melton explained that when amendments were complete, there would be two (2) versions of the  
73 document shared with residents, a clean version and one with tracked changes. He added that the presented  
74 document in the meeting was the existing version of the declaration with the amendments.

75 Mr. Kota commented that he agreed with Mr. Gudale's statements.

76 Mr. Yeluru also expressed his objection to the annexation of land, adding that ninety percent (90%) of  
77 residents supported them. He also said that he does not support selling the vacant lot to developers. He reiterated  
78 that these two (2) items should be added in the covenants, and wanted a motion passed at the end of the meeting.  
79 He mentioned that this issue had been raised for many years and looked forward to having this settled with the  
80 cooperation of both CDD and POA Boards.

81 Mr. Metuku said that he supported the residents' standpoint and thanked everyone for being there tonight  
82 to address the matter.

83 Mr. Guzman summarized what most residents in attendance asked for – no annexation, no selling of  
84 land, and for the CDD to not allow construction of townhomes smaller than 2500 square feet.

85 Mr. Halade said he wanted a single point of reference for the homeowners.

86 Mr. Reich acknowledged that covenant change is difficult, and pointed out that the present document  
87 needed a specific percent of homeowners' approval to be amended. He said that he wanted assurance that the  
88 mentioned requirement for the change would be the same and not be decreased. He also suggested that, aside  
89 from the tracked version, the Board should have a platform wherein residents could send feedback on the  
90 revisions. He advised the Board to assess any changes based on three (3) items, which include necessity,  
91 effectiveness in terms of improvement, and alignment with the standards of a high-end community.

92 Mr. Sethi recalled the voting process and the decision made on having a multimillion-dollar gym, the  
93 selling of the Meadows, and the annexation of new land. He said that 51% of homeowners must be reached to

94 approve the agreement, and suggested adding to the covenants the use of mail book or ballot, which could be  
95 collected and recorded after residents had voted. Mr. Babbar clarified if Mr. Sethi was referring to a specific  
96 situation or in general, and Mr. Sethi responded that what he said were examples. Mr. Babbar explained that the  
97 selling of Meadows and construction of the gym were CDD items, and that the annexation might have coincided  
98 with the POA and could be considered. He added that the CDD, a local government unit, is under Chapter 190  
99 which states their scope and responsibilities and excludes the voting conditions. He said that the CDD does not  
100 go through the process of referendum due to complex actions, such as property taxes and mentioned Ad Valorem  
101 assessments. He referred to the law stating that the Board of Supervisors would have the final decision, and said  
102 that his request might not be totally accepted as what he expected but would be but quite similar. Mr. Sethi gave  
103 a hypothetical example that suggested a process wherein residents could raise their concerns. Mr. Babbar said  
104 that the issue was mainly for the CDD Board and could be discussed at the upcoming CDD meetings. He  
105 reminded all that the present meeting would cover only the overlap of CDD and POA functions. Mr. Sethi  
106 acknowledged Mr. Babbar's suggestions, provided that the CDD Board would resolve the subject in the future.

107 Mr. Perry introduced himself and asked if there would be a provision in the covenants for grandfathering  
108 for certain rules. He also inquired about the enforcement of the covenants if revisions would be made and wanted  
109 to know the number of POA citations given for the past six (6) months.

110 Ms. Pocara (*via Zoom*) said that she did not find the agenda packet on the CDD website, and asked how  
111 and when the residents would receive a copy of amendments of the covenants. Mr. Babbar advised that the  
112 agenda packet was, in fact, on the CDD website.

113 A resident asked if the covenants shown in Exhibit 1 were the revised version, and Chairman Castillo  
114 said that they were the existing covenants.

### 115 **THIRD ORDER OF BUSINESS – Business Items**

116 Supervisor Acoff asked the POA Board what possible actions there would be after the night's discussion.  
117 Supervisor McIntyre expressed her appreciation for the POA and CDD working together.

118 Mr. Melton explained that approval from the CDD Board would be needed if there were changes that  
119 would greatly affect the CDD, and that there were questions on jurisdiction between the CDD and the POA. He  
120 stated that the majority of the discussion would be about present conditions, and that the POA Board wanted  
121 clarification on who would be responsible for some items.

122 Ms. Springer read Section 10.4, noting that construction might be done by the developer or the CDD.  
123 She asked the CDD Board if this section should remain or be considered outdated. She said that she had asked  
124 Mr. Hall if this would affect entering and leaving the property. Mr. Hall stated that there could be potential  
125 litigation and access issues if easements were not made and clarified that it was not about changing easements.  
126 Ms. Springer said that this could be struck. Mr. Babbar said that it would not be possible since easements were  
127 already created unless a homeowner would not permit access. Ms. Springer asked about the process required for  
128 the CDD to omit a section, and Mr. Melton said that could happen if the CDD approved the change. Chairman  
129 Castillo asked if the approval being referred to was the vote of 51% of the homeowners on the draft, and Mr.  
130 Melton agreed.

131 Chairman Castillo said that Section 10.4 was not a previous concern and suggested that they move on  
132 to a more complex issue. He acknowledged the POA Board's challenging work when receiving complaints and  
133 opined that the main issue was enforcement. He said there should be no selective enforcement, and encouraged  
134 penalties for violations so that residents would be more mindful. He stated that this would benefit the community  
135 and provide a better quality of living. He suggested not going line by line through the document due to time  
136 constraints.

137 Chairman Castillo spoke about Section 14.8 on having two (2) vehicles parked in a driveway and noted  
138 he has seen multiple cars in driveways and cars parked on the grass. He spoke of dead trees, and asked the POA  
139 Board if residents were penalized for not trimming those trees. He said that POA has the authority to notify the

140 residents on that matter. He opined that if the POA did not fine residents for violations, the community would  
141 not improve.

142 Mr. Mejia acknowledged Chairman Castillo's statements and said the POA has a management company  
143 that should be managing enforcement. He added that this company inspects and sends notices if violations are  
144 found. He said that he was not aware of selective enforcement since the management company would give  
145 reports, particularly of infractions, to the POA Board. He stated that there was enforcement, and that the POA is  
146 open to improvement.

147 A resident interrupted; Mr. Mejia reiterated that he did not witness selective enforcement and that the  
148 POA Board would act on concerns raised. Mr. Babbar said that the CDD could not take part in the enforcement  
149 and reminded the Boards to focus on the items of collaboration between the CDD and POA.

150 Supervisor Acoff discussed two (2) overlapping items: speeding and parking vehicles that could block  
151 street views and said that residents could report these. He recalled a previous procedure on speeding wherein  
152 data was gathered from cameras and a notice was sent to residents for a violation. He asked if this process was  
153 still in operation, and Ms. Springer said that they were getting details on schedule, and that the POA would check  
154 if the radars were functioning. She added that this was an example of overlap, as the equipment is from the CDD  
155 and the enforcement is done by the POA. She asked who would be held liable if the POA received the speeding  
156 report late, and Mr. Melton responded that it would still have to be verified. Ms. Springer confirmed with the  
157 Board that the maximum allowable speed was 45 miles per hour, and Mr. Melton said that the process of  
158 enforcement would not be discussed at the current meeting. He added that the main discussion would be on how  
159 the CDD and POA could work hand in hand pertaining to authority in speeding and driving. He informed the  
160 CDD about court decisions that challenged the enforcement by the POA on parking on public roads and  
161 suggested that this could be addressed as well as the street trees.

162 Supervisor Acoff said there would be items which might be difficult to handle but attainable and  
163 acknowledged Mr. Melton and Mr. Babbar in helping the Board assess the legalities. He asked the Board to  
164 think about tangible actions they could address one at a time. Mr. Melton asked what type of tangible actions  
165 the Board would want and mentioned street trees. Supervisor Acoff said that speeding might be a bigger issue  
166 than street trees, and asked Counsel what the CDD could contribute.

167 Mr. Melton restated that the joint meeting was held to review the existing covenants as well as the  
168 method of enforcement within the scope of the POA covenants and discussed Section 14.2 regarding speed limits  
169 under Street Parking. He asked who among CDD, POA, or residents wanted the posting of speed limits. Mr.  
170 Aliaga suggested that the signs should be on every single street, particularly on East Cory Lakes, and Supervisor  
171 McIntyre confirmed that the 25 MPH signs were already up and said that residents should be fined if exceeded.  
172 She asked if Mr. Hall could provide radar information details to the POA in a timely manner so that they could  
173 notify homeowners of violations and mentioned that this process was executed before rather successfully. She  
174 commented that at some point, the POA put an end to sending notices, and Mr. Aliaga said that it should be  
175 resumed.

176 Supervisor McIntyre questioned the procurement of expensive speeding equipment when the POA was  
177 not doing enforcement and added that the CDD Board decided not to include such devices in their costs. She  
178 advised putting four or five cameras on Cory Lake Drive to end the speed limit violations and acknowledged the  
179 difficulty in handling residents' complaints. She noted limitations to fining homeowners considering public  
180 streets and that this would be another subject for discussion, and Mr. Melton stated that the topic could be  
181 discussed in the current meeting. He explained that the CDD has restrictions on enforcement, and the CDD  
182 Board agreed that they could not execute. Mr. Melton said that the item was an example of the overlap on  
183 authority, and suggested that this could be addressed, and Mr. Mejia concurred. Mr. Babbar explained that the  
184 agreement between the CDD and POA was already made in 2018, and that conveying the report from the CDD  
185 to the POA was the main issue. He added that Mr. Hall and the property manager should be informed if the POA  
186 had ceased the enforcement and stated that if the issue will be raised in the future, the POA Board could send a  
187 report to the CDD and the CDD could acknowledge receipt, and then actions could be taken from that point.

188 Mr. Aliaga asked Counsel about implementation and if there was already an accord, and Ms. Springer  
189 said that she would team with Mr. Hall and their property manager to ensure that reports were provided on  
190 schedule and that the POA could carry out subsequent actions. She added that the POA would send notices once  
191 more. Supervisor McIntyre restated that the 25 miles per hour should be included in the document, and Mr.  
192 Babbar said that it was generally stated in Section 14.1 and recommended to not include the detailed speed limit  
193 so that it would be more flexible if adjustments on speeding were necessary. Mr. Melton added that they could  
194 address language applying to fine amounts if that were to be added to the covenants, since there could be changes  
195 from time to time. Ha added that such amendments were aligned to current standards, and these would be helpful  
196 to the Board in the future.

197 Supervisor McIntyre raised concerns of people running stop signs and recommended adding cameras at  
198 the stop signs. She said that if the details of the violator were collected, the CDD could forward the report to the  
199 POA, and Ms. Springer explained that running stop signs would still be under Section 14.1 on traffic laws. Mr.  
200 Melton said that this was another example of the general statement in the covenants that the CDD would most  
201 likely recognize, and Ms. Springer stated that if the CDD added the devices and did the enforcement as well, the  
202 covenant would be disregarded because the Board has a process. Supervisor Fontcha mentioned that the CDD  
203 Board had discussed the installation of cameras with internet connection before and said that it was not approved  
204 due to high cost.

205 Supervisor Acoff said that he wanted the Boards to address the unsafe parking on the street, and  
206 mentioned a case in Canary Isle wherein a big box truck was parked. He advised engaging with a towing  
207 company or another way to resolve the issue. Supervisor Fontcha said that Mr. Hall would like to address some  
208 of the items that were discussed. Mr. Hall talked about speeding and said that the security company, currently  
209 Allied, was not giving tag details anymore due to the Driver Protection Act; however, they could only provide  
210 tag information on file if there was damage to public or private property. He stated that the challenge was that  
211 90% of the homeowners' tag numbers were not on record, and Supervisor McIntyre suggested that the CDD  
212 could gather that information. Supervisor Acoff inquired if Envera could give the Board the details concerning  
213 the law, and asked Mr. Krause to get more information from other sources.

214 Mr. Babbar said that Counsel had checked what the Allied referenced, and Mr. Melton commented that  
215 they could in fact collect some data. Mr. Hall said that he would gather the information and forward it to the  
216 Board. Supervisor McIntyre asked Mr. Hall about Envera's provision of speed cameras, and Mr. Hall confirmed  
217 that the company would give devices to identify the owner. Supervisor McIntyre asked if the details were not  
218 collected when staff provides homeowners with the gate barcode, and Mr. Hall explained that the staff had been  
219 doing the registration and some homeowners only provide their insurance card. Mr. Fontcha said that this would  
220 only apply to violators who are residents and not visitors, because of their lacking tag numbers. Mr. Mejia  
221 advised that they were discussing the purchase of cameras that are about \$80,000, and Supervisor McIntyre  
222 clarified that those were the latest. Chairman Castillo said that there was one camera that was still working, and  
223 Mr. Hall explained that the existing camera was functional to one speed only using the multifactor authentication,  
224 unlike previously when it could monitor 35 and 45 miles per hour.

225 Mr. Mejia asked the number of cameras needed, and Mr. Hall said that it would depend on where the  
226 Board preferred to install them. Supervisor McIntyre said that they had four cameras and only one is operating,  
227 and Mr. Hall clarified that they had only one that could capture photos and the rest were data collectors for high  
228 speed in 15 or 30-minute intervals. Mr. Hall added that the camera at Bermuda Isle had the video footage, and  
229 that tag numbers could be obtained when violations occurred. Chairman Castillo said that this concern would be  
230 brought up again with more data due to the consideration of the law, and Mr. Babbar said that Counsel needed  
231 to confirm what the security company stated about information gathering and then the Board could check the  
232 possibility of adding more cameras. Supervisor Acoff asked when the process would begin, and Ms. Springer  
233 said that whenever the CDD could send the report to POA. Supervisor Fontcha said that the Board could not  
234 proceed since there were no tag numbers yet, and Chairman Castillo added that there would still be the law to  
235 consider. Supervisor McIntyre requested a report at the next CDD meeting.

236 Chairman Castillo moved the discussion to parking on the streets. Mr. Melton addressed the CDD Board  
237 and said that the POA had a difficult time due to lacking a solid definition of enforcement and advised that both  
238 Boards assess and make recommendations on how to address street parking. He advised there was currently no  
239 documentation that would allow the POA to enforce towing on public streets, and Supervisor McIntyre asked  
240 Mr. Melton if the POA could penalize the violators. Mr. Melton informed the Board about a situation wherein a  
241 resident wanted his hospice care provider to be parked on the street since there was not enough space in his  
242 garage or driveway. He mentioned that in Cory Lakes, the area behind the gate was property of the CDD and  
243 considered public. He asked the Board if they could find a way to resolve this issue and make the necessary  
244 amendments on the document. Mr. Babbar said that the CDD does not have the right to fine the violators and  
245 that this could not be incorporated in the covenants, since the CDD could only do what was referenced in Chapter  
246 190. He added that it would be challenging to find a towing company in Cory Lakes as well as in other  
247 communities.

248 Supervisor McIntyre asked the possibility of the POA fining or warning street parking violators if the  
249 CDD could provide evidence, and Mr. Melton advised the Board to amend the covenants, which could have an  
250 impact on CDD authority, and thought that it would not be proper. He looked forward to the courts to reassess  
251 this subject and make appropriate changes. Supervisor McIntyre suggested getting another opinion as she  
252 thought the issue could be considered an exceptional case. Mr. Melton advised incorporating it in the document  
253 so that it could be resolved and stated that it would depend on the approval of the CDD. He added that the POA  
254 would like to discuss every detail applicable. Supervisor McIntyre acknowledged the challenges of the POA and  
255 said that she was aware that Ms. Springer spoke about having an LCAM verify the residents who were parking  
256 overnight. Supervisor McIntyre suggested the security company compile a list of people parking illegally from  
257 1:00 a.m. to 6:00 a.m., put stickers on their vehicles, and forward the information to the POA to act on  
258 immediately.

259 Mr. Melton said that they could send a notice, and that the procedure on taking action would be the  
260 problem. Supervisor Fontcha reiterated that the CDD Board could amend the rules; however, they could not  
261 enforce them. Ms. Springer said that putting the sticker and issuing a warning might improve the current  
262 situation. Mr. Melton restated that the CDD could tow but there was no towing company to engage with, and  
263 Supervisor McIntyre said that they have been looking for a company for two years. Mr. Babbar said that he  
264 advised the CDD Board before that they could suspend amenities privileges if violations were made; however,  
265 there would be no assurance that this could affect the action of the resident, as they may not use amenities.

266 Chairman Castillo acknowledged the suggestion, and asked if this could be incorporated in the  
267 document. Mr. Babbar responded that it was covered only by the CDD, and Chairman Castillo asked if they  
268 could remove violators' resident gate access for one or two weeks. A resident commented that you could not  
269 remove the access. Supervisor Fontcha said that the Counsel would handle that for the community. Supervisor  
270 McIntyre asked Mr. Melton why one court case would affect the penalty on violators, and Mr. Melton said that  
271 part of his service as the Counsel is to advise and inform the Board about the court's decision.

272 Chairman Castillo asked Mr. Babbar if the CDD Board would be in compliance with regulations if  
273 privileges were removed, and Mr. Babbar answered that he had handled some cases and if the Board was  
274 uncertain of the policy, they could try to prove that the actions were reasonable. He added that he was not  
275 informed if there was a situation that happened a long time ago that stated it would not be allowable. Chairman  
276 Castillo advised the Board to proceed, and asked if this could be added at once. Mr. Babbar said that it would  
277 have to be put on the agenda at the CDD meeting which would be adopted by a resolution. Chairman Castillo  
278 asked Mr. Krause to assist them on this, and Mr. Krause clarified that it could be discussed at the February  
279 meeting. Supervisor McIntyre said that some homeowners were aggressive upon entering the gates if they were  
280 stopped by the security and suggested keeping their barcode. Mr. Babbar clarified that he was referring to the  
281 amenities, and Supervisor McIntyre confirmed that the gate access could not be removed and said that most of  
282 the residents were not using the amenities. Mr. Hall added that 80% of the community were not utilizing the  
283 facilities. Chairman Castillo asked if the "right of access" to the community would be denied if they removed  
284 resident access, and Mr. Babbar said it would be considered as denial of access and could be questioned about

285 the connection between the convenient access and illegal parking on the streets. Supervisor McIntyre confirmed  
286 that it could not be implemented.

287 Mr. Melton addressed the CDD Chairman and discussed Section 11.5c about Certain Vehicles. He asked  
288 the CDD Board if they wished to revise this part and provide an action plan, and Supervisor McIntyre asked the  
289 Counsel to clarify the inquiry. Mr. Babbar said that CDD could not control that.

290 Mr. Melton opened the discussion on lakes and the authority of the CDD and the POA over Cory Lakes.

291 Chairman Castillo asked Mr. Melton if they could readdress Certain Vehicles and recalled that there  
292 were residents complaining about golf carts. He asked if these would fall under Section 11.5c, and Mr. Babbar  
293 confirmed this and said that owners should have a valid driver's license. Mr. Babbar explained that Cory Lake  
294 Isles is not a golf cart community, and that the CDD could not decide on that. Chairman Castillo asked if the  
295 CDD could not deny access to golf carts if registered, and Mr. Babbar stated that the law or the POA might have  
296 the right to enforce. Supervisor McIntyre asked if Mr. Hall could report about golf carts entering the district and  
297 forward it to the POA. Mr. Melton said that the CDD has no authority and could not add it to the document. He  
298 added that a golf cart could be owned if parked in a garage, and that having a golf cart would not be considered  
299 a violation. Supervisor McIntyre suggested informing the POA if a resident was seen driving a golf cart on the  
300 streets, and Supervisor Acoff said that the security could not monitor that all day.

301 Mr. Melton returned to the item about lakes, and asked the CDD Board if they wanted any changes in  
302 the document on this part. He added that all items were referenced in Exhibit 1 to verify that every topic would  
303 be discussed. Supervisor Acoff thought that there should be a feedback form for the residents living near the  
304 lake, since he could not relate that much if there was an issue given his residence is not on the water. He advised  
305 the POA to prioritize some items on the listed response if the forms were collected, and some of those  
306 homeowners could be invited to the meeting. He also said that the CDD Board might have less information about  
307 the current situation at the lakes, and Supervisor McIntyre mentioned that some of the CDD Board do not live  
308 close to the lake. Mr. Babbar said that they could do that process of giving out feedback forms, and forward  
309 those to the POA. Supervisor Acoff stated that he did not have enough details yet to give comments about this  
310 section, and that he wanted to investigate first. Chairman Castillo said that there were complaints on non-  
311 residents conducting unauthorized activities on the lake, and asked the Board how they could control those  
312 events.

313 Mr. Aliaga advised having a gate, and Chairman Castillo said that the CDD Board had discussed  
314 installing a gate before and decided not to because of the maintenance and costs. Mr. Melton stated that it would  
315 be a CDD property issue, and Mr. Vasudeva asked Counsel how long it would take to install an entrance gate  
316 for the lakes. Mr. Babbar said that it would not be possible and explained that the identification card and license  
317 permit could be checked, and the challenge would be the boat alone. He added that the non-residents were still  
318 not allowed to use the lake, and Mr. Aliaga commented that they should head home then. Supervisor Fontcha  
319 restated that the expenses were highly considered during their last meeting about the lakes and said that the  
320 current discussion would lead to enforcement again. Mr. Vasudeva advised the Board to add cameras and contact  
321 other authorities who could give tickets if violations were made. Supervisor McIntyre clarified that Mr.  
322 Vasudeva's proposal would be to call TPD if the CDD received a report on speeding, and Supervisor Fontcha  
323 thought that Mr. Vasudeva wanted the TPD to have more time in the community if necessary. Chairman Castillo  
324 said that the TPD could not because of the district's funds, and that they would be in the community for 4 hours  
325 depending on their availability. Mr. Vasudeva suggested installing speed bumps, and Supervisor McIntyre  
326 acknowledged Mr. Vasudeva and advised the Board to continue the discussion on lakes.

327 Supervisor McIntyre asked about the process of enforcement on the lakes and added that boats should  
328 undergo inspections and asked how the CDD could assist the POA. Mr. Melton said that the CDD was not  
329 responsible for boat inspections, and Supervisor Acoff mentioned that inspections and supervisions were made  
330 when Mr. Harding, POA LCAM was present. Supervisor Acoff added that it could not always be Mr. Hall doing  
331 the tasks and asked the POA if they could execute again the actions that had been effective in past years. Mr.  
332 Mejia clarified that the lakes are under the authority of CDD, and asked the CDD Board if they could work with

333 the POA to use the CDD's boat for inspections. Ms. Springer asked Supervisor Acoff if he was referring to the  
334 back of the property for the inspections, and Supervisor Acoff said that he meant the boats. Ms. Springer said  
335 that Ms. Schewe, the current POA LCAM, could not oversee all the items mentioned in Lakes, Docks, and  
336 Shoreline section, and including skiing, because Ms. Schewe would need to be on the lakes for that. Ms. Springer  
337 added that Ms. Schewe's task was to check homeowners' properties, which included observing docks, homes,  
338 and boats for conformity and proper function. She said that speeding would be an example of what the POA  
339 could not perform since this would mostly happen during the night and on weekends, and that Ms. Schewe would  
340 not be present at that time.

341 Supervisor Acoff asked if Ms. Schewe were to have more time on Morris Bridge Rd, would that help,  
342 and Ms. Springer said that she would talk to Mr. Harding regarding this matter. Supervisor Fontcha asked if the  
343 POA could give a monthly report on violations and fines to check the activities made, and Chairman Castillo  
344 added that there was no need to mention the home details in the report. Mr. Melton asked the CDD Board if they  
345 wanted to have amendments to the document about the lakes. Supervisor McIntyre spoke about Section 12.5,  
346 and asked if the POA was providing vehicle permits every June 30<sup>th</sup>. Ms. Springer answered that they were  
347 issuing permits, and that she would check the procedure for the renewal every year.

348 Supervisor McIntyre moved on to Section 12.6 and asked the POA if quarantine and treatments were  
349 being done, and Ms. Springer said no. Supervisor McIntyre advised the POA that it would be necessary to ensure  
350 the safety of the lakes from harmful weeds and other species and said that Mr. Hall mentioned that Solitude  
351 spoke to him regarding this matter. Supervisor McIntyre added that boats from outside Cory Lakes could have  
352 hydrilla on them, and Mr. Krause said that hydrilla could be a big concern. Chairman Castillo acknowledged  
353 Mr. Mejia's point that the POA did not have a boat and asked the CDD Board to allow the POA to use their  
354 boat. Supervisor Acoff asked what disclaimers are needed for the POA or LCAM to ride in the boat and clarified  
355 that Mr. Hall would be driving it. Mr. Babbar said that if Mr. Hall was to drive the boat, it would be favorable  
356 to the CDD, and Supervisor Acoff confirmed that the Board should have that as a condition. Supervisor McIntyre  
357 made a motion to utilize the boat if Mr. Hall operated it.

358 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved  
359 the **POA to Utilize the CDD Boat only under the Operation of Mr. Hall**, for the Cory Lakes Community  
360 Development District.

361 Supervisor McIntyre spoke about Section 12.4b and asked if the Board could increase the age limit of  
362 water vehicle operation. Mr. Hall mentioned that there were complaints on children riding jet skis. Ms. Springer  
363 asked if the minimum age stated in the law to operate a boat was 14 years old, and Mr. Babbar confirmed that it  
364 was based on Florida Boating Regulations.

365 Mr. Aliaga suggested having all boats be insured in the amount of \$1,000,000 to protect the lake, and  
366 Supervisor McIntyre asked if that was included in the document. Mr. Babbar said that the CDD Board was  
367 asking if this should be added to the covenants, and Mr. Aliaga said that there were old boats on the lake which  
368 were not insurance verified. Supervisor Fontcha asked if insurance should be incorporated in the covenants. Mr.  
369 Aliaga reiterated that every boat should have insurance, and Mr. Melton said that the aforementioned insurance  
370 policy would be too costly and that they would have to ask for residents' feedback. Mr. Aliaga said that it would  
371 protect the lake and activities such as fishing. Supervisor Acoff asked if proof of insurance should be provided  
372 aside from the inspection and IDs. Mr. Mejia clarified that the Board wanted both the insurance certificate and  
373 inspection, and Supervisor Acoff agreed. Supervisor Fontcha asked if the mentioned conditions were the  
374 minimum criteria based on Florida Law, and Supervisor Acoff said that Counsel would inform them of the  
375 requirements regarding insurance. Mr. Melton said that there were no specifics disclosed about insurance, and  
376 Supervisors asked if any amount would be acceptable as long as the boat had insurance. Mr. Babbar said that  
377 insurance was not required based on his research, and Supervisor McIntyre and Mr. Aliaga said that it should be  
378 added. Mr. Babbar explained that when residents bought property here, they were already aware of the  
379 covenants, and acknowledged that there was some overlap by the CDD and POA.



380 Supervisor McIntyre asked the POA who would be responsible for the safety inspections. Mr. Melton  
381 said that they would not want the POA to handle the inspection, and Supervisor McIntyre asked if there would  
382 be an establishment that would inspect the boats. Chairman Castillo and Supervisor Fontcha thought that it was  
383 not stated in the rules, and Supervisor McIntyre said that the boats should be inspected before being allowed into  
384 the lakes. Mr. Babbar stated that would be difficult to enforce.

385 Mr. Melton moved on to Easements, and asked the CDD Board if there were concerns that needed to be  
386 addressed in this part. Mr. Hall said that there were difficulties in access to two ponds in Canary Isle due to  
387 limited easement space, wherein equipment could not pass through. Ms. Springer spoke about the homes in  
388 circle ponds, and Mr. Melton said that the Board could not cover that scope because those were considered as  
389 private properties. Mr. Hall agreed, and Mr. Melton added that it would also be an option for the Board to omit  
390 this part. Mr. Krause asked if fences were built on CDD easements in Cory Lakes, and Ms. Springer and Mr.  
391 Hall said that residents were planting foliage in the easements. Mr. Hall mentioned that they encountered an  
392 issue in Anguilla wherein there were fences and noted that there should be no fence in the easements. Mr. Melton  
393 said it would depend on what property would be affected by the easements. He said that the items discussed had  
394 CDD and POA overlap, and Supervisor McIntyre said that she compared the old document with Exhibit 1 and  
395 commented that there were additional parts that should have been discussed, particularly, Sections 11.5c to f,  
396 and 11.6. Mr. Melton said that the Counsel did not put every section in the agenda packet, and Supervisor  
397 McIntyre read, in part, about parking on a temporary short-term basis defined as 24 hours. She informed the  
398 Board of the current guidelines stating an exemption for people to park on the street if they did not have enough  
399 space in their driveway and thought that the POA should be responsible for enforcing that, and not the CDD.

400 Mr. Hall clarified that those cars were permitted to block the sidewalk and not be on the street, and  
401 Supervisor McIntyre restated that it should be under the POA's authority and added that the CDD made the  
402 policy to address the concern. Mr. Babbar explained that the driveway to the sidewalk up to the road were  
403 covered by the CDD and that homeowners should be accountable to maintain the driveway aprons up to the road  
404 right of way based on the covenant. Mr. Babbar said that the homeowners needed to raise their concerns about  
405 parking space to an authority, which happened to be the CDD, and opined on whether the request mentioned by  
406 Supervisor McIntyre was that it should be the POA. Supervisor McIntyre said that the POA should check Mr.  
407 Hall's tasks on this part, and make the residents fill out a hardship agreement form. Chairman Castillo said that  
408 there would be only about 10 people involved in the community, and Mr. Hall agreed.

409 Chairman Castillo asked if Mr. Hall would provide the POA the agreement, and Mr. Melton said that  
410 the POA could not decide immediately on handing over to them this work because they had to assess it first.  
411 Supervisor Acoff said that the CDD Board did not have enough time to study the whole document to raise issues,  
412 and advised to evaluate fully the covenants so that the CDD Board could also open a discussion of their suggested  
413 items to the POA. He added that the subject for the meeting was limited and might be expanded if both Boards  
414 could discuss their own findings on the document.

415 Mr. Mejia asked the reason behind the CDD Board's request, and Supervisor McIntyre restated that this  
416 topic should not be handled by the CDD. Chairman Castillo asked Mr. Hall if there were some difficulties  
417 regarding this matter, and Mr. Hall said that it would depend on the situation since some residents would ask  
418 him the purpose of the hardship agreement. Chairman Castillo asked Mr. Babbar if this issue should still be  
419 under the CDD authority, and Mr. Babbar said that the CDD had the manpower and more control, and  
420 acknowledged the point being made in terms of responsibility. He added that for every action of either CDD or  
421 POA, budget would always be considered which would be coming from the same homeowners. Chairman  
422 Castillo reiterated that this subject might not be a big challenge as compared to other issues because there were  
423 less than 10 residents involved, and Mr. Babbar explained that there was a difference of opinion from CDD and  
424 POA. Mr. Babbar advised the Boards to reach a compromise and have better communication on distributing  
425 tasks, and Chairman Castillo said that what he received from Mr. Hall before was that this was being handled  
426 properly. Supervisor McIntyre asked Counsel if a resident who parked on the sidewalk would violate the  
427 covenants, and Mr. Melton said that he would check on that. Supervisor Fontcha said that if the Board would  
428 consider it a violation, this should be incorporated into the covenants unless the waiver from the CDD was

429 provided. Supervisor McIntyre thought that this would be under TPD and confirmed it with Ms. Springer. She  
430 advised an LCAM to monitor, and if a car was parked blocking the sidewalk, they would provide notice of  
431 violation; however, that resident would call Mr. Hall for the exemption. Mr. Babbar clarified that the current  
432 policy was the section between the sidewalk and the road, and not blocking the sidewalk. Supervisors mentioned  
433 a big truck that blocked a sidewalk on Java Isle Drive where driveways were not long enough, and Mr. Hall said  
434 that there was a house on Maui Isle Drive where the sidewalk would be blocked if a car was parked. Supervisor  
435 McIntyre said that Mr. Hall would exempt a resident and the LCAM would call Mr. Hall, and she pointed out  
436 that it would be better if only one was in charge. She also spoke about Section 11.6 regarding vehicle's parking  
437 storage and said that this was not included in the Exhibit. She read, in part, that no vehicle may be parked on the  
438 lawn at any time and said that CDD could help the POA in this matter because the CDD has a rover driver who  
439 would report violations, such as parking on the grass, and then the CDD could forward the details to the POA  
440 for enforcement.

441 Supervisor McIntyre said that she noticed that the Board could act on it based on the existing covenant,  
442 and that the challenge would be gathering the details by the security company and forwarding the violation  
443 reports to the POA. Chairman Castillo mentioned parking on the wrong side of the streets, and Mr. Hall said that  
444 it was a state ordinance. Supervisor McIntyre stated that it was included in the covenants. A resident interrupted  
445 and informed the Board that a minimum of three homes on Java Isle Drive had their cars parked which blocked  
446 the sidewalk all day and said that they have only two or three cars. He added that no one was taking any action  
447 on it. Supervisor Fontcha suggested that when the residents had received the copy of the document and if they  
448 really need to park on the sidewalk, they could ask for a waiver, and Supervisor McIntyre restated that this  
449 should be the responsibility of LCAM so that they would not contact Mr. Hall anymore to issue a hardship  
450 agreement. Ms. Springer said that Mr. Hall was issuing the agreement and could give it to the POA, and asked  
451 if that would be difficult.

452 Mr. Melton noted that from the POA's perspective, important parts in the document were already  
453 discussed, and said that they could move on to the next agenda item, and the Boards agreed. Supervisor Acoff  
454 asked Chairman Castillo if they could have their Counsel review the covenants and the CDD Board would also  
455 give their assessment. Mr. Melton said that the CDD Board should sign off on the amendments with reference  
456 to CDD-related items, and the POA could have a meeting with the CDD to get its feedback. He added that the  
457 CDD could evaluate the whole document and stated that the approval would still depend on the community.

458 Supervisor McIntyre suggested that Supervisor Acoff wanted to know if it would be possible, and Mr.  
459 Melton said that the CDD could have a meeting on that. Mr. Babbar stated that the CDD Board could not use  
460 the community resources, such as the time of staff, for that purpose, and said that it would be fair enough to  
461 forward the things they want to add to the covenants to the POA for its review. He advised the CDD Board to  
462 avoid having a workshop or meeting, and Supervisor Acoff commented that there were items mentioned that the  
463 Board could not address. Supervisors said that it would not be proper to have an agreement between the POA,  
464 which had reviewed the document for three years, and the CDD, which had one day to review, and Mr. Melton  
465 said that they were getting feedback from the CDD side.

466 Supervisor Acoff noted that he was not comfortable with the idea that as a resident, he could not make  
467 any action about it, and Supervisor McIntyre added that several homeowners felt the same since they thought  
468 that their concerns on the covenants were not being heard. She acknowledged Mr. Hansen's statement that he  
469 was part of the Rewrite Committee and that his suggestions were not evident in the amendments. She added that  
470 the residents wanted to have a town hall meeting so that they could participate in the process of making changes  
471 to the document. She also mentioned a time wherein they had town hall meetings to get the response of the  
472 homeowners about the modifications in the Beach Club Agreement. She stated the importance of the covenants,  
473 and noted a concern that residents felt they could not contribute to the changes and reiterated that town hall  
474 meetings would be highly appreciated before the voting process. Supervisor Fontcha said that both the CDD and  
475 POA wanted to serve the community and advised the Boards to be transparent in every action. He added that the  
476 community has the right to approve or reject the suggested changes in the document. Supervisor Acoff said that  
477 he became a Supervisor to represent the community and emphasized that transparency should be practiced. Mr.

478 Babbar said that the Boards might have different points of view and advised them to proceed with the Audience  
479 Comments.

480 Supervisor McIntyre asked the number of people needed for the approval of the covenants, and Mr.  
481 Melton said that it was 51%. Supervisor McIntyre also asked if it would be based on the community or the 10%  
482 of the community as stated in the bylaws, and Mr. Melton said that he would check. Supervisor McIntyre  
483 mentioned that there was a meeting she attended before wherein she should have been part of the Rewrite  
484 Committee, and Ms. Springer and Mr. Ramphal were present at that time. She said that they discussed the  
485 bylaws, stating that 10% of the community would be followed. Mr. Babbar asked Mr. Melton to verify the  
486 number of people and that this be clarified for the homeowners.

487 Chairman Castillo spoke about Section 12 and recalled that there were changes in the length of boats  
488 from 18 to 20.5 feet. He advised to incorporate this in the amendments, and Supervisor Acoff asked who made  
489 the revisions. Mr. Babbar asked the CDD Board if they have other questions for the POA Board, and Chairman  
490 Castillo asked if they could move forward to Audience Comments while waiting for Mr. Melton's response. Mr.  
491 Babbar said that they could proceed and thanked the POA Board for attending the meeting.

492 **FOURTH ORDER OF BUSINESS – Audience Comments – New Business**

493 Chairman Castillo opened Audience Comments.

494 Mr. Carpenter said that wakeboarding and wake surfing were not included in Section 12. Mr. Melton  
495 explained that there were 30 amendments to the documents for the past years and said that he could not answer  
496 immediately the questions and that he would need to review all the changes. He added that residents would  
497 receive a single document with all the amendments for their review.

498 Mr. Gudale suggested increasing the number of people needed to approve the updated covenants to at  
499 least 70% of the community. He asked the POA Board to clarify the correct percentage and commented that  
500 10% might not be possible. Supervisor McIntyre said that Mr. Melton would confirm it, and Mr. Mejia said that  
501 the Board would have to consider Counsel's statements.

502 Mr. Halade acknowledged the items that were discussed, and pointed out that five to ten palm trees were  
503 dying. He said that there were no actions taken on them in the past four years and mentioned that he sent an  
504 email before. He asked if the CDD or POA could find ways to resolve this and could assess the landscape  
505 maintenance company's suggestions.

506 Ms. Greco stated that she was also part of the Rewrite Committee along with other residents and  
507 mentioned events that had happened. She said that they were requesting an update, and Ms. Springer said that  
508 the covenants were addressed by a subcommittee. Ms. Greco commented that the POA during that time was not  
509 transparent with the revisions.

510 Ms. McCormick acknowledged the importance of the covenants and said that she and other homeowners  
511 were concerned that they were not given an opportunity to contribute to the amendments. She stated several  
512 incorporations they would like the POA to consider adding to the covenants, such as no land annexations, no  
513 apartments, condominiums, multi-family homes, and the like, and no homes under 2,500 square feet would be  
514 built.

515 Ms. Taylor asked Mr. Melton if other districts also had joint meetings between the CDD and POA, and  
516 what the standard method would be for reviewing the covenants. Mr. Melton responded that most of the  
517 communities would not have a joint CDD/POA meeting and said that residents think that the POA was not being  
518 transparent and clarified that was not the case. He explained that a group would initially discuss what could be  
519 changed in the document and they would open it to the homeowners for feedback and approval by the voting  
520 process. He stated that the purpose of the current meeting was to get the opinion of the CDD on CDD-related  
521 items. He mentioned that he was working in a larger community and said that they had been discussing their  
522 covenants for the past five years. He stated that it was usual for a community to take several years to review the  
523 covenants.

524 Supervisor Acoff asked if they could proceed with the meeting, as some POA members left the meeting,  
525 and Mr. Babbar said that the discussion was part of the CDD process. Chairman Castillo asked if the CDD could  
526 still make decisions, and Mr. Babbar said the CDD Board could still vote on CDD items if needed. Mr. Mejia  
527 asked it at this point in the meeting the POA members had the option to stay at the meeting, and Mr. Babbar  
528 agreed. Supervisor McIntyre stated that the residents appreciated the presence of the remaining POA members.

529 Ms. Karetsky said that she was one of the residents who proposed the no annexation of land and  
530 commented that she had experienced selective enforcement by the POA. She also mentioned concerns with  
531 certain POA staff, and thanked everyone at the meeting for staying behind, and she wished everyone to be on  
532 good terms. She added that a Board member was working for both the CDD and POA and thought that it might  
533 be a conflict.

534 Mr. Hansen said that the concerns mentioned during the current meeting were already raised before by  
535 the Rewrite Committee he belonged to, such as no construction of apartments, condominiums, or townhomes;  
536 no annexation of land; and no building of homes under 2,500 square feet.

537 Mr. Reich recalled that 51% of homeowners should approve allowing the amendments in the document,  
538 said that Counsel should validate the number. He asked the POA Board to give residents enough time to review  
539 the changes and asked them to ensure the amendments would give homeowners a better quality of life. Mr.  
540 Melton said the original document stated 60% of the residents was needed, and it was later changed to 51%. He  
541 added that he would still review the details on this part and would get back to the Board.

542 Mr. Foster spoke about having two cars parked in the driveway and suggested that it should be changed.  
543 He said that restraining homeowners to own an electric vehicle charger would be a huge liability for the POA  
544 and added that POA had limited authority on where this charger should be installed, as it had affected the look  
545 of the property. He also added that the covenants were outdated on solar power systems, as several people were  
546 using them already, and said that the state law declared that one could not hinder a resident from installing solar  
547 panels. He also noted some residents have their clotheslines in the front of their property and were asked to put  
548 those in the back. He commented that a million-dollar insurance policy for boats was not too costly and said that  
549 he was also in favor on not adding a new property and not selling the Meadows. He noted some houses were not  
550 well-maintained and that there was selective enforcement. He also raised concerns about certain POA staff.

551 Mr. Guzman commented that he was surprised to hear that the initial members of the Rewrite Committee  
552 were replaced by a subcommittee which was not known. He mentioned that concerns of the POA LCAM would  
553 be handled properly and said that he also wanted to know the correct percent of resident approvers on the voting  
554 process. He asked the CDD and POA Boards as well as both Counsel if they would agree to the suggested  
555 inclusions in the covenants by most of the residents.

556 Ms. Pocaro said that she wanted to know the voting process, and asked the Board to clarify if the  
557 percentages were based on CDD or Florida State Law. Mr. Melton stated that the ballot would be sent to her  
558 registered address in the POA records.

559 Mr. Paul asked the Board to post the final draft of the covenants and give the residents enough time to  
560 review it.

561 **FIFTH ORDER OF BUSINESS – Adjournment**

562 Chairman Castillo adjourned the meeting at 8:59 p.m.

563 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at*  
564 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
565 *including the testimony and evidence upon which such appeal is to be based.*

566 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
567 **meeting held on February 22, 2024.**

