

1 **MINUTES OF 04/18/24 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, April 18, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa,
6 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 Chairman Castillo called the meeting to order at 6:00 p.m., conducted roll call, and led everyone in
12 reciting the Pledge of Allegiance.

13 Present and constituting a quorum were:

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

19 Also present were:

20	Larry Krause	District Manager, BREEZE
21	Patricia Thibault (<i>via Zoom</i>)	District Manager, BREEZE
22	Vivek Babbar	District Counsel, Straley Robin Vericker
23	Dominique Green	Office Administrator, CLI
24	Philip Cusumano	Facilities Manager, CLI
25	Steve Small	Account Manager, LMP
26	Kevin	Irrigation Manager, LMP
27	Joe LoBianco	Senior Regional VP, Allied Universal
28	Brandon Pittman	Site Supervisor, Allied Universal
29	John Scanlon	Owner, JCS Security Service
30	Joshua Russell	President, CLI POA

31 *The following is a summary of the discussions and actions taken at the April 18, 2024 Cory Lakes CDD Board*
32 *of Supervisors Regular Meeting.*

33 **SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

34 Chairman Castillo thanked everyone for their participation and looked forward to working together with
35 the POA Board.

36 **THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

37 Vice Chair Belyea welcomed and thanked all for being present.

38 Supervisor Fontcha expressed his appreciation to all the attendees and was eager to have a positive
39 meeting.

40 Supervisor Acoff thanked everyone for their presence and welcomed Mr. Cusumano to his first meeting.
41 He spoke about the budget and its importance to the community.

42 Supervisor McIntyre welcomed all and acknowledged Mr. Cusumano and the participants. She talked
43 about the budget, audits, and security. She asked the residents to share what they prefer regarding security and
44 landscaping.

45 **FOURTH ORDER OF BUSINESS – Audience Comments**

46 Chairman Castillo opened Audience Comments.

47 Mr. Aliaga asked when the pressure washing on the street and boat ramp would be possible. He also
48 asked when the budget and fees would decrease.

49 Mr. Forbes stated that he used to manage the security committee and is currently the coordinator of the
50 community neighborhood watch. He thanked the Board for including the security issues on the agenda and noted
51 that the residents were not satisfied with the present security services. He added that they needed to follow the
52 bylaws and find a way for the roads to be private.

53 Mr. Bodhe spoke about security issues and said that they walked throughout the community. He
54 observed that non-residents were at the amenities and commented that the residents must also do their part and
55 be reminded of what to do because some of them permit outsiders to use the facilities.

56 Mr. Patil agreed with Mr. Bodhe’s statements. He talked about amenity access and guest list concerns.

57 Mr. Halade commented that, other than the main gate, he would like to keep the other two gates open
58 and add fingerprint access. He mentioned the palm trees and the overflowing mulch. He suggested alternatives
59 to improve the landscape and budget as well.

60 Mr. Foster said that invasive gator grass was seen on his property due to an inadequately built seawall
61 and should be sprayed by the lake company. He noted that there were people fishing, and most of them were
62 outsiders, leaving ruts in the grass. He then spoke about the mulch and said that some areas did not have enough.

63 **FIFTH ORDER OF BUSINESS – Vendor Updates**

64 **A. Envera**

65 *There being none, the next item followed.*

66 **B. Allied Universal**

67 Mr. LoBianco addressed the Board and said that they had provided their proposals previously. He
68 discussed some information about their company and the challenges with wages. He stated that their rate
69 remained at \$15 per hour, and they would like to increase it to \$16. He informed the Board that they had assigned
70 a new Site Supervisor to the District. He mentioned an action plan, and Supervisor Acoff asked for a copy to
71 review.

72 Mr. Pittman introduced himself and explained how they are working to improve service. Supervisor
73 Acoff asked how Allied could assure the effectiveness and level of comfort with their service and mentioned
74 that there was a guest who tried to use his address to enter the community. He acknowledged their corrective
75 action with their customer service, but that it should still be improved. Mr. LoBianco said that they were not
76 getting many experienced applicants with the current salary. Supervisor Acoff asked how the culture of Allied
77 could align with the community. Mr. LoBianco said that they wanted to meet the expectations of the District,
78 but they had to consider the wage. Supervisor Acoff asked what their actions would be to satisfy the customers
79 before they proceeded with the costs.

80 Supervisor McIntyre mentioned an incident and how the resident involved reached out to Tampa Police
81 (TPD). She asked Allied what their protocol was to identify the intruders. She also spoke about a conversation
82 between residents and assigned security at that time regarding letting everyone enter the community. Mr.
83 LoBianco said that they had replaced several employees after that event. Supervisor McIntyre noted that there
84 had been several robberies and asked Allied about their follow-up procedures. Allied stated that if TPD was
85 involved, TPD would advise them to withdraw from the investigation. They added that the initial step in securing
86 the community was to control the gates.

87 Chairman Castillo asked how they manage other districts, which could not deny access. Allied talked
88 about the redeployment of manpower to patrol the community and suggested having a device to communicate

89 with the rover. Supervisor Acoff said that they should take a different approach to addressing the security issue
90 and that they could call the police if there were outsiders not listed as guests. Allied stated that other communities
91 used technology, which would be cheaper, and advised assigning rovers after hours. Vice Chair Belyea asked
92 the accessibility of non-residents if the gates would be automated, considering the public streets, and Mr.
93 LoBianco said that they had to contact someone to gain entry into the community. Supervisor McIntyre spoke
94 about recording the driver's licenses. Supervisor Fontcha mentioned the after-hours process at Morris Bridge
95 and opined that they needed to reestablish in-person security prior to there, being a rover. Supervisor Acoff said
96 that the cost was also considered at that time, before there was a rover. He added that they should control the
97 interface of the people entering the community. Mr. LoBianco suggested using technology for them to review
98 any footage. Chairman Castillo asked Allied to provide the Board with their recent accomplishments in their
99 proposal when available, and Mr. LoBianco agreed. Supervisor McIntyre recalled the direction of the Board to
100 meet with security companies to discuss other options and said that they did and talked about the possibility of
101 having security personnel monitor the cameras. Mr. LoBianco opined that the Board should get a security system
102 that the District could grow with.

103 **SEVENTH ORDER OF BUSINESS – Business Items**

104 2. Exhibit 14: JCS Security Service – Armed Security Guard & Roving - \$20.00/hr

105 *This item was addressed out of order.*

106 Mr. Scanlon, the owner of JCS Security Service, addressed the Board and said that the most important
107 consideration in dealing with security would be the guard gates as the first line of defense. He discussed how he
108 and his employees handled different situations. Supervisor McIntyre asked about their protocol for thefts. Mr.
109 Scanlon said that they would initially assess the situation, check the vehicles in the area, review the details, and
110 confirm the safety of homeowners. He spoke about TPD and said that his company utilizes log sheets to
111 document information. He added that he has cameras for recording details without additional cost. Supervisor
112 McIntyre asked about speeding, and Mr. Scanlon said that he also has speed cameras in his trailers. Chairman
113 Castillo asked if it would be an extra service, and Mr. Scanlon confirmed. Supervisor McIntyre asked if the data
114 he gathered could be provided to the POA for sending notices to residents, and Mr. Scanlon answered yes.
115 Supervisor McIntyre inquired about their follow-up protocol. Mr. Scanlon said that they would send out a report
116 for review. Supervisor Acoff asked about the patrol hours and clarified that the total price was inclusive of the
117 patrol hours. Chairman Castillo asked if the hourly rate presented was their salary, and Mr. Scanlon said that it
118 was the bill rate.

119 Supervisor McIntyre asked how they deal with solicitors. Mr. Scanlon said that they could not address
120 private property issues. He stated that they could send a rover out and identify from which company the solicitors
121 were from.. Mr. Babbar reminded them that CDD could not enforce on private property.

122 Supervisor Acoff inquired about their recent customer attrition, and Mr. Scanlon said that they were
123 sold. Supervisor Acoff asked if they have enough employees to address the needs of the community, and Mr.
124 Scanlon responded yes and said that he has fifty staff. Supervisor Acoff asked about his timeline for making the
125 security better, and Mr. Scanlon discussed his plans and practices. Supervisor McIntyre asked for his perspective
126 on rovers and their scope of work, and Mr. Scanlon talked about their responsibilities when situations arise.

127 Supervisor McIntyre spoke about fingerprint access and asked if his employees could verify the licenses
128 of people using the amenities if they were residents. Mr. Scanlon mentioned that he assigns his guards the same
129 position and time of day.

130 Chairman Castillo asked about the rates of the employees, and Mr. Scanlon said that he would send Mr.
131 Krause the details and explain some of the guidelines in his company. Vice Chair Belyea asked the hours the
132 rover should spend in the community, and Mr. Scanlon said that he would assess first and modify it depending
133 on the demand. Supervisor Fontcha acknowledged Mr. Scanlon and asked the service duration of his company,
134 if he had handled a community like theirs, and their proposed technology. Mr. Scanlon confirmed that he had
135 and said that he could not set up an unmanned gate.

136 Supervisor McIntyre restated the protocol of the JCS Security Service when someone refused to show
137 their ID. Mr. Scanlon agreed and said that they would observe. He added that they are working with Breeze in
138 four other communities. Ms. Thibault informed the Board that there was a Request for Proposal (RFP) for
139 security services and mentioned that it would be required if the amount was over \$195,000.

140 **C. Landscape Maintenance Professionals (LMP)**

141 Mr. Small introduced Kevin and addressed the Board. He gave updates on the maintenance and said that
142 palm tree trimming would start on Monday and could take 2-3 weeks to finish. Supervisor Acoff asked about
143 the trimming at Morris Bridge and around the Clubhouse. Mr. Small said that they would clean up at Morris
144 Bridge and visit the Clubhouse area.

- 145 1. Exhibit 1: Installation of Podocarpus – Cross Creek - \$967.50
- 146 2. Exhibit 2: Installation of Selective Plant Material to Beds – Cross Creek - \$11,402.00
- 147 3. Exhibit 3: Installation of New Plants in Center Island – Cory Lake Blvd./Cory Lake Dr. -
148 \$2,987.90
- 149 4. Exhibit 4: Installation of Plants – Cory Lake Dr./Cory Lake Blvd. East - \$518.00
- 150 5. Exhibit 5: Installation of Plants in Front of Wood Line – Cory Lake Dr. - \$1,295.00
- 151 6. Exhibit 6: Installation of Plants – Tennis Court - \$647.50

152 Supervisor Acoff noted that the total amount was \$17,817.90 for all proposals presented and asked when
153 they could expect full maturity of the plants. Mr. Small said that it would take about two years, considering
154 different plants. He added that mulch was included in the proposals. Chairman Castillo asked if they could give
155 a discount if all proposals were approved. Mr. Small said that the projects presented were not that big to provide
156 some deductions. Chairman Castillo asked for the proposal last year with the discount, and Mr. Small said that
157 he could, noting that the price was not updated. Supervisor Acoff asked if the proposals were for short- or long-
158 term purposes. Mr. Small said that they were temporary as the proposal amounting to about \$100,000 would
159 remove the proposed installed foliage if approved.

160 Supervisor McIntyre spoke about the tennis courts and asked if it would be better to take out the mulch
161 and use gravel for the drainage. She advised waiting on landscaping around the tennis courts until they were
162 improved. Mr. Small said that he was taking some plants to use in open areas along Cross Creek to reduce costs.
163 He suggested the appropriate plant for a specific location.

164 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
165 **Six Proposals Presented by Landscape Maintenance Professionals in the amount of \$17,817.90**, for the
166 Cory Lakes Community Development District.

167 Supervisor Acoff asked for the start date, and Mr. Small said that it would be the first to second week
168 of May. Supervisor McIntyre asked if LMP could help them with the volleyball court. Mr. Small opined that it
169 would be challenging and mentioned the liabilities.

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

171 **A. Exhibit 7: Acceptance of the March 2024 Unaudited Financial Statement**

172 Ms. Thibault went over the report and said that the Net Cash Surplus would come down significantly,
173 considering the May 1 debt service payment for the weir and roof loan. She said that they were looking forward
174 to positive results in terms of savings.

175 Supervisor Acoff asked how many remaining debt service payments should be made for FY 2024. Ms.
176 Thibault said that they were due on May 1 and confirmed that cash flow would not be affected. She then advised
177 recalculating the fees for the tax collector under Expenditures.

178 Supervisor McIntyre asked about the security costs for Allied for FY 2025. The Board had a discussion
179 on the price stated by Allied, and Supervisor Acoff said that an updated proposal from Allied for FY 2025 should
180 be submitted for review. Supervisor McIntyre inquired about the truck from JCS Security Service, and Ms.
181 Thibault said that she would confirm it. Supervisor Acoff stated that they could discuss it if the inclusions were
182 formally presented.

183 Chairman Castillo spoke about the virtual guard costs. Ms. Thibault advised having an RFP because of
184 the amount and said that she would like to fast-track the FY 2025 budget. She suggested holding a Budget
185 Meeting for the approval of the proposals. Supervisor Acoff concurred to proceed with the RFP. Ms. Thibault
186 said that the Board could appoint a Supervisor Liaison to work with Staff and added that it would take about a
187 week to have it advertised.

188 Supervisor McIntyre asked about the termination procedure for Allied, and Ms. Thibault said that a 30-
189 day notice would be required.

190 Supervisor Acoff inquired about the amount collected from rentals this month and if it was part of the
191 Miscellaneous Revenue, and Ms. Thibault responded yes. Supervisor Acoff asked if the \$28,566 had been placed
192 back in the General Fund. Ms. Thibault said that he had received the tracking number and should be in her
193 Federal Express for deposit. Supervisor Acoff asked for a breakdown of Miscellaneous Revenue, and Ms.
194 Thibault said that she would.

195 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted the
196 **March 2024 Unaudited Financial Statement**, for the Cory Lakes Community Development District.

197 1. Exhibit 8: Variance Report for February 2024

198 Supervisor Acoff commented that they should monitor every amount that is being spent. Supervisor
199 McIntyre asked about the payroll services, and Ms. Thibault stated that Wrathell, Hunt and Associates, LLC
200 uses ADP for payroll, and ADP had set up all the costs for Wrathell's districts to come through Cory Lakes. She
201 said that Breeze was trying to contact ADP for reimbursement and that she would send a notice if there was no
202 response in a week. Supervisor Acoff asked how much the District would get from ADP. Ms. Thibault said that
203 it would be about \$1,000 and asked the Board to change the vendor after the amount was returned.

204 Chairman Castillo asked Ms. Thibault to make the fonts more readable for this exhibit, and Ms. Thibault
205 agreed to do so.

206 Supervisor McIntyre noted that several streetlights were on during the day, and Mr. Cusumano
207 confirmed that there were 26 streetlights that were on. Ms. Thibault said that they would advise TECO to manage
208 those. Supervisor Acoff asked if LED lights were used as replacements, and Mr. Cusumano answered yes.
209 Supervisor McIntyre said that the District should be entitled to a refund.

210 **B. Reinstatement of the Series 2013 Par**

211 1. Exhibit 9: Certification Letter: Permission for US Bank, N.A. Grant

212 2. Exhibit 10: Exhibit C Re: Redemption Error

213 Ms. Thibault discussed the error, in which the US Bank paid from the wrong bond account in the amount
214 of \$175,914.13, and said that the concern had to go through the bond holders, who agreed to return \$145,000.
215 She added that the US Bank covered the remaining balance of \$30,914.13, which would be paid back by the
216 District, and Mr. Babbar summarized the conversation. Supervisor McIntyre asked if Exhibit 11 was related to
217 reinstatement. Ms. Thibault said that the Board could make an offer to US Bank that they could get the balance
218 back; however, recalculation should be made for free due to their error.

219 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
220 **Authorization of US Bank to Claim the amount of \$30,914.13 from Cory Lakes**, for the Cory Lakes
221 Community Development District.

222 **SEVENTH ORDER OF BUSINESS – Business Items**

223 **A. Exhibit 11: Consideration of Amortization Recalculation Agreement Between U.S. Bank Trust**
224 **Company, National Association and Cory Lakes Community Development District**

225 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
226 **Request of Free Service Due to Error**, for the Cory Lakes Community Development District.

227 **B. Exhibit 12: Consideration/Approval of Request for Proposals for Security Services**

228 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
229 the **Appointment of Mr. Acoff as Board Liaison to work with Staff on the Request For Proposals for**
230 **Security Services**, for the Cory Lakes Community Development District.

231 Supervisors Fontcha and Acoff noted that Morris Bridge and Post Orders were not included on page 5.

232 **C. Consideration/Approval of Proposals:**

233 1. Exhibit 13: Tampa Police Department – Extra Duty/Conditions of Permit - \$43.00/hr

234 Mr. Krause addressed the Board and explained the proposal. Supervisor McIntyre said that it could
235 depend on which security service the Board approved. The Board discussed that TPD would focus on patrolling
236 the community, and Supervisor Acoff thought that they could also address speeding.

237 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
238 **Agreement with Tampa Police Department in the amount of \$43.00/hr**, for the Cory Lakes Community
239 Development District.

240 Supervisor Acoff commented that the work hours could be further discussed. Chairman Castillo asked
241 Mr. Krause to include this item on next month's agenda. Supervisor McIntyre noted that there were speeding
242 issues at night during the weekend.

243 2. Exhibit 14: JCS Security Service – Armed Security Guard & Roving - \$20.00/hr

244 Supervisor McIntyre spoke about maximizing security services with technology and cameras. She
245 commented that security personnel should be roving 24 hours a day. Supervisor Acoff said that they could talk
246 about it after the RFP as they have no authority or tools yet. Supervisor McIntyre recalled the installation of
247 security systems at the amenities. Chairman Castillo thought that not all facilities should have access control and
248 that they could put them in areas with concerns. He mentioned a reservation application, and Supervisor Acoff
249 agreed, noting the booking hours. Supervisor McIntyre said that outsiders were using the soccer field on
250 weekends. Supervisor Acoff commented that they could install the control system in high-priority areas one
251 phase at a time and expand one phase at a time. Ms. Thibault said that they had a proposal to present with the
252 features that the Board would like to include.

253 3. Exhibit 15: Johnson Engineering – Rate Schedule - \$220.00/hr

254 Mr. Krause informed the Board that the District Engineer would have an increase from \$170.00/hr to
255 \$220.00/hr since his rate had stayed the same for eight years.

256 4. Exhibit 16: Stantec – Paver Roadways Review - \$25,510.00

257 5. Exhibit 17: Stantec – Weir Replacement Project - \$17,700.00

258 Ms. Thibault said that the amount was for the project management, and Chairman Castillo asked for
259 proposals for the weirs. Ms. Thibault advised giving them more time to provide proposals for consideration.

260 Supervisor McIntyre asked if the District had funds for the Paver Roadways Review, and Chairman
261 Castillo said that it would fall under the FY 2025 budget. Chairman Castillo and Supervisor Acoff commented
262 that it was very expensive. The Board decided to table the items to the proposal meeting. Ms. Thibault said that
263 they could ask Mr. Chang for a proposal and that the price could be decreased if the District could have a
264 maintenance team to check the affected areas.

265 Ms. Thibault said that Mr. Cusumano was officially hired, and Breeze would also like to employ an
266 assistant and asked Mr. Cusumano the work hours needed and rate for the job advertisement. She added that
267 Breeze has the authority to hire, as the Board gave the direction to oversee the employees, and the Board would
268 confirm afterward.

269 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved
270 the **Hiring of Mr. Cusumano as the Facilities Manager**, for the Cory Lakes Community Development District.

271 Supervisor Acoff asked how many hours would be needed. Mr. Cusumano said that he needed an
272 assistant to work for 2 days per week, 8 hours per day, preferably semi-skilled for less supervision. The Board
273 decided to cap the hourly rate at \$20.00/hr, and Mr. Cusumano said that they could try at about \$17.00/hr.

274 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
275 the **Hiring an Assistant in the amount Not To Exceed \$20.00/hr**, for the Cory Lakes Community Development
276 District.

277 6. Steadfast – *To Be Distributed*

278 **D. Exhibit 18: Discussion – CDD Rules and Regulations - Updates on Pages 12-16**

279 *The Board decided to table this item to next meeting.*

280 1. Exhibit 19: Pool Party Reservation Agreement

281 *The Board decided to table this item to next meeting.*

282 **E. Discussion: Alligators and Alligator Removal**

283 *The Board decided to table this item to next meeting.*

284 **NINTH ORDER OF BUSINESS – Staff Reports**

285 **E. District Manager: BREEZE**

286 1. Update on Employees Policies Verbiage – *To Be Distributed*

287 *This item was addressed out of order.*

288 Chairman Castillo asked if they could prioritize some items and table the rest to next meeting. Ms.
289 Thibault said that they needed to determine the date of the Budget Meeting and discuss the update on Employee
290 Policy. Supervisor Fontcha asked if there was a situation that caused the change. Ms. Thibault proposed to have
291 the Budget Meeting on May 30.

292 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
293 the **Budget Meeting be Held on May 30 at 6:00 p.m.**, for the Cory Lakes Community Development District.

294 Chairman Castillo restated the question of Supervisor Fontcha as to any incident that initiated the update.
295 Ms. Thibault said that it would be a best practice for the District after some observations. Supervisor McIntyre
296 read, in part, the Employment Status on page 13 for the record.

297 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved
298 the **Update on Employment Status on Page 13**, for the Cory Lakes Community Development District.

- 299 2. Exhibit 26: FY 2023-2024 Meeting Schedule
300 3. Quorum Check for Next Meeting – 05/16/24 at 6:00 p.m.

301 **EIGHTH ORDER OF BUSINESS – Approval of Minutes**

302 **A. Board of Supervisors Regular Meeting: March 21, 2024**

- 303 1. Exhibit 20: Summary of Motions
304 2. Exhibit 21: Regular Meeting
305 3. Exhibit 22: Action/Agenda or Completed Items

306 **B. Board of Supervisors Budget Workshop: March 26, 2024**

- 307 1. Exhibit 23: Budget Workshop
308 *The Board decided to table the approval of minutes to next meeting.*

309 **NINTH ORDER OF BUSINESS – Staff Reports**

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

311 *There being none, the next item followed.*

312 **B. Office Administrator (OA): Dominique Green**

- 313 1. Exhibit 24: April 2024 OA Report

314 Ms. Green spoke about the work environment, and Supervisor Acoff said that if Ms. Green had concerns,
315 she could consult with Mr. Babbar, Ms. Thibault, and Mr. Krause and forward them to the Chairman and then
316 the Board.

317 **C. Facilities Manager: Philip Cusumano**

- 318 1. Exhibit 25: April 2024 Activity Report

319 Mr. Cusumano restated that several streetlights were on all day, which should qualify the District for a
320 refund. He then spoke about the road monument at Cory Lakes Blvd. and Cory Lakes Dr. that was impaired,
321 probably due to a lightning strike. He said that he received a quotation for the light repair at \$1,658.60, and the
322 Board decided to proceed. He mentioned the damage at Java St. and the lights on the storage shed. He said that
323 he had purchased a hockey goalie net. He discussed that LMP provided a proposal for the volleyball court sand
324 at a competitive price, and Chairman Castillo said that the beach should be filled up with sand. Mr. Cusumano
325 commented that Site Masters had not shown up multiple times for an onsite meeting and advised the Board to
326 hire another vendor for that work. He confirmed that he repaired the volleyball netting underneath the sand and
327 discussed the process. He suggested that the perimeter around the court could be raised to 2 inches to provide
328 more depth and said that he would check the amount needed. He mentioned that LMP was replacing battery-
329 operated equipment with electric. He added that the pool deck should be power washed, and Vice Chair Belyea
330 said that Mr. Hall was using a power washer owned by the District. He spoke about the men's room door at the
331 gym and said that he had the graffiti spray painted at the tennis court and noted that he was not aware of when
332 the graffiti was made.

333 Supervisor McIntyre inquired about pool attendants, and Ms. Green responded that they have none.
334 Supervisor McIntyre asked if the facility attendant could check the pool and the gym, and Ms. Green confirmed.

335 **B. Office Administrator (OA): Dominique Green**

- 336 1. Exhibit 24: April 2024 OA Report

337 *This item was brought back for discussion.*

338 Ms. Green discussed the report and said that the spring festival was a success. She then spoke about the
339 security issues and noted that some residents were threatening Staff. Ms. Green advised using the Clubhouse as
340 an alternative address when nonresidents enter the community. Mr. Krause recalled security incident that was
341 adeptly handled by Ms. Green and reminded everyone how they could approach the Staff properly to avoid
342 disagreements. Ms. Green suggested the Board address the problem and acknowledged Mr. Forbes for helping
343 out with some situations. Chairman Castillo asked Mr. Krause to include a discussion regarding the concern on
344 the May agenda. Ms. Green asked for a copy of the Employee Handbook when it was finalized. Chairman
345 Castillo said that the Board would like to have a good working environment.

346 **D. District Counsel: Straley Robin Vericker, P.A.**

347 *There being none, the next item followed.*

348 **F. POA Board of Directors**

349 1. Exhibit 27: POA/CDD Items

350 *This item was addressed out of order.*

351 Mr. Russell addressed the Board. He spoke about cluster mailboxes and asked who would be responsible
352 for their maintenance. Chairman Castillo suggested contacting the USPS. Mr. Russell mentioned the obstructed
353 view of a roadway and said that they would like signage to make the area safer. Mr. Babbar advised consulting
354 with the District Engineer. Mr. Russell then talked about a space from which the LCAM could work, and Vice
355 Chair Belyea recalled that the previous LCAM was using the Beach Club for meetings. The Board agreed to let
356 the LCAM utilize an area at the Beach Club.

357 Mr. Russell informed the Board that they were amending the POA Rules and Regulations and mentioned
358 speeding. Chairman Castillo asked Mr. Cusumano to check with Envera on how to get information about the
359 speed violators so that he could forward it to the POA Board. Mr. Russell discussed their method for penalties.
360 He spoke about parking violations and security personnel, noting that the LCAM was onsite at night.

361 Mr. Russell commented that Solitude might need to improve their service in spraying the ponds and said
362 that he would send Mr. Krause some items for consideration.

363 Walk-on Item: Resolution 2024-02, Spending Resolution

364 Mr. Krause discussed the Authority to Spend on specific situations. Mr. Babbar said that the Chair and
365 Vice Chair could sign the contract and that any proposal that would not be covered by the Resolution should be
366 discussed by the Board. Chairman Castillo said that they would like to talk more about the threshold. Ms.
367 Thibault stated that if the Board did not approve the Resolution yet, they could have a Temporary Spending
368 Authority for Mr. Cusumano.

369 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
370 **Temporary Spending Authority to Mr. Cusumano in the amount Not To Exceed \$1,000.00 per Item, with**
371 **a maximum amount of \$5,000.00 in the 30-day Period, for the Cory Lakes Community Development District.**

372 **TENTH ORDER OF BUSINESS – Audience Comments – New Business**

373 Chairman Castillo opened Audience Comments.

374 Mr. Carpenter said that there were two speed signs that had not worked for three months and asked if
375 they could be repaired or taken down. Chairman Castillo stated that they were battery-operated and asked Mr.
376 Cusumano to check on them. He then spoke about the signage that needed to be cleaned and repainted using
377 reflective paint. He also advised utilizing the courier box outside the door.

378 **ELEVENTH ORDER OF BUSINESS – Supervisors Requests**


379 *There being none, the next item followed.*

380 **TWELFTH ORDER OF BUSINESS – Adjournment**

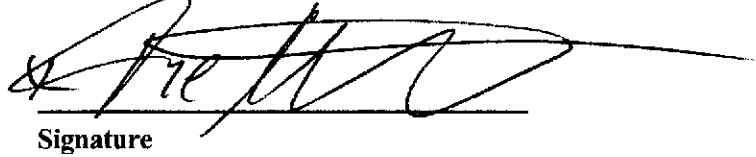
381 Chairman Castillo adjourned the meeting at 9:55 p.m.

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

385 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
386 meeting held on May 16, 2024.

387 

Signature



Signature

388 Larry B. Kaese Jr.
Printed Name

Jorge Castillo
Printed Name

389 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman