

1 **MINUTES OF 08/21/25 CONTINUED REGULAR MEETING & CLOSED SESSION**
2 **TO 09/11/25 FOR CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
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4 The August 21, 2025 Continued Regular Meeting, Public Hearing, and Closed Session of the Board of
5 Supervisors of the Cory Lakes Community Development District was held Thursday, September 11, 2025 at
6 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to
7 listen and/or participate in person as well as via ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID:
8 390 048 0969, Passcode: 54321, or telephonically at +1-305-224-1968.

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

10 Chairman Belyea called the meeting to order at 6:00 p.m., conducted roll call, and led everyone in
11 reciting the Pledge of Allegiance.

12 Present and constituting a quorum were:

13 Ann Belyea	Board Supervisor, Chairman
14 Todd Apple	Board Supervisor, Vice Chairman
15 Ronald Acoff	Board Supervisor, Assistant Secretary
16 Cynthia McIntyre	Board Supervisor, Assistant Secretary
17 Juan Aliaga	Board Supervisor, Assistant Secretary

18 Also present were:

19 Larry Krause	District Manager, Kai
20 Dane Engle	Facilities Manager, JCS

21 *The following is a summary of the discussions and actions taken at the September 11, 2025 Cory Lakes*
22 *CDD Board of Supervisors Continued Regular Meeting, Public Hearing, and Closed Session.*

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

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

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

26 A. District Engineer: Johnson Engineering, Inc.

27 1. Update: 17923 Cachet Isle

28 B. Envera

29 C. JCS Investigation

30 D. Juniper

31 E. Exhibit 1: Steadfast – Waterway Inspection Report conducted on 08/12/25

32 1. Exhibit 2: Consideration/Approval of Updated Aquatic Maintenance Contract -
33 \$4,965.00/month

34 **SIXTH ORDER OF BUSINESS – POA Reports**

35 **SEVENTH ORDER OF BUSINESS – Financial Items**

36 A. Exhibit 3: Consideration/Acceptance of the Audited Financial Statements for the year ended
37 September 30, 2024

38 B. Exhibit 4: Consideration/Acceptance of July 2025 Unaudited Financial Statements

39 1. Variance Report

40 **EIGHTH ORDER OF BUSINESS – Business Items**

- 41 A. FY 2025-2026 Budget Public Hearing
- 42 1. Open Public Hearing
- 43 2. Exhibit 5: Presentation of the FY 2025-2026 Budget
- 44 a. Exhibit 6: Affidavits of Publication: July 25 & August 1, 2025
- 45 3. Public Comments
- 46 4. Close Public Hearing
- 47 B. Exhibit 7: Consideration/Adoption of Resolution 2025-12, Adopting the FY 2025-2026 Budget
- 48 1. Exhibit A: FY 2025-2026 Adopted Budget
- 49 C. FY 2025-2026 Levying O&M Assessments Public Hearing
- 50 1. Open Public Hearing
- 51 2. Public Comments
- 52 3. Close Public Hearing
- 53 D. Exhibit 8: Consideration/Adoption of Resolution 2025-13, Imposing and Levying the O&M
- 54 Assessments on the FY 2025-2026 Budget
- 55 1. Exhibit A: FY 2025-2026 Budget
- 56 E. Exhibit 9: Consideration/Adoption of Resolution 2025-14, Adopting the FY 2025-2026 Meeting
- 57 Schedule
- 58 1. Exhibit A: FY 2025-2026 Meeting Schedule
- 59 F. Discussion: Crosswalks
- 60 G. Exhibit 10: Discussion Rules of Procedures
- 61 H. Update: Road Pavers
- 62 I. Exhibit 11: Discussion: 2025 Reserve Study – *This item was brought back from the last meeting.*
- 63 J. Exhibit 12: Discussion: Emergency Action Plan – Hurricane Emergency Response and Recovery
- 64 **NINTH ORDER OF BUSINESS – Approval of Minutes**
- 65 A. Regular Meeting & Closed Session: July 17, 2025
- 66 1. Exhibit 13: Summary of Motions
- 67 2. Exhibit 14: Meeting Minutes
- 68 B. Continued Regular Meeting & Closed Session: August 5, 2025
- 69 1. Exhibit 15: Summary of Motions
- 70 2. Exhibit 16: Meeting Minutes
- 71 3. Exhibit 17: Action Item List as of August 14, 2025
- 72 4. Exhibit 18: Contract List as of August 14, 2025
- 73 **TENTH ORDER OF BUSINESS – Staff Report**
- 74 A. District Counsel: Straley Robin Vericker, P.A.
- 75 1. Exhibit 19: Consideration/Approval of CDD Revised Policies as of July 2025

Mr. Krause requested adding item 37 about requiring a visible parking pass for temporary overnight street parking. Supervisor Acoff asked if the main change was that security could now issue parking passes and whether this had been communicated to homeowners. Supervisor McIntyre questioned whether it was just security or also district office staff. Chairman Belyea explained that the office could issue passes during business hours, but security might do so in unforeseen circumstances. Supervisor Acoff expressed concern that this change went out without discussion. Chairman Belyea clarified that the information was included in the August 21, 2025 packet, and changes should apply only to the first seven pages. Mr. Krause acknowledged the parking pass language was in item 37 but had not been approved yet. Supervisor McIntyre pointed out a discrepancy, noting the current website listed stricter parking rules and suggested adding a separate heading for "Parking Restrictions Policy" and placing item 37 under it along with the original restrictions.

Chairman Belyea asked if the Board agreed to create a separate "Parking Restrictions Policy" section. Supervisor Acoff expressed concern about spending too much time on details. Mr. Krause asked whether item 37 should be moved into the new section. Supervisor McIntyre raised a concern about the lack of golf cart language, citing Florida Statute 316.212. Chairman Belyea asked Mr. Krause to search the document for references. Vice Chairman Apple then moved to set an adjournment time of 9:00 PM and to aim to revise pages 8 through 14 by then.

On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **that the meeting be adjourned at 9:00 PM and that the committee aim to revise pages 8 through 14 of the document**, for the Cory Lakes Community Development District.

Chairman Belyea advised that any items not in the current policy should be emailed to Mr. Krause for the next meeting.

Mr. Engle shared his edits to the Beach Club Facilities Rental Policy as a working draft. Vice Chairman Apple objected to removing the term "Patrons," explaining it was a defined, inclusive term. Mr. Engle clarified he used "renters" to match the context. Vice Chairman Apple suggested stating that only patrons could rent, then using "renters" throughout. Chairman Belyea agreed to keep the term.

For item number 1(b) insert the word "all" before "Patrons/guests", for item number two it was agreed allowing requests up to no more than 12 months in advance, with Chairman Belyea reaffirming that payment confirmed the reservation. Supervisor McIntyre stated that item number three should use "Patrons" instead of "renters," and items four and five should say "Patron renters".

It was agreed to add Columbus Day, Juneteenth, Easter, and President's Day to the list of holidays on item six. Chairman Belyea noted that the lists on page 4 and page 8 should be consistent. Mr. Krause clarified that Washington's Birthday should be referred to as President's Day, and July 4th should be listed as Independence Day for clarity and uniformity. The Board decided that the wording of item number seven will be changed to: "The pool and pool deck facilities are not included in this agreement and must be reserved separately."

The Board held a discussion regarding the number of 6-hour rentals permitted per day. It was decided that only one 6-hour rental will be allowed per day. The Board discussed issues with non-exclusive Beach Club use. Chairman Belyea suggested separating it from rentals, while Mr. Engle recommended removing it due to lack of control. Supervisor McIntyre stressed the need for a usage form to prevent conflicts. Supervisor Acoff noted the system might not be effective. The Board agreed clearer policies and possibly a separate tab for beach club usage were needed.

Supervisor McIntyre raised concerns about item eleven, noting insurance requirements. Chairman Belyea proposed tabling the item to review the details thoroughly and asked Mr. Engle to review it as well. Mr. Engle agreed.

For item number fifteen change the reservation for non-profit events to be made in at least 90 days from previously 30 days while for item number sixteen, Mr. Engle suggested forfeiting the full security deposit, noting

the need for stronger enforcement. To add verbiage to item number seventeen to specify that the capacity is limited to 100 people for a sit-down dinner event. The Board agreed for all changes.

The Board decided that the verbiage will be added to item 18(f) to include a statement prohibiting theft or damage of property, to strike the final phrase "to cover the additional staff time" from item 18(h)(1). Additionally, the entire security deposit will be forfeited if all items on the checklist are not completed prior to departure and is not signed by staff.

The Board approved the removal of item 21(e)(1) that stated "Battery operated candles are allowed." And the additional of verbiage to item twenty-four of "as a result of the patron's event." Chairman Belyea stated that, as decided, the term "patrons" should be used consistently.

Mr. Engle suggested that pool party reservation policies item number 2 must be booked at least seven days in advance and proposed revising item 2(a) to state, "Please contact the District staff at the main office, located in the Beach Club." Chairman Belyea agreed, noting it ensured proper staffing, and the Board agreed.

Chairman Belyea directed that items six and seven should no longer include specific dollar amounts and instead should reference the rental agreement in all instances.

Chairman Belyea suggested that item 10 details be moved to a renter checklist, which is already part of the pool rental process, and not repeated in the policy. Vice Chairman Apple recommended stating that the return of the deposit is contingent upon completing the checklist, signed by District staff. Chairman Belyea agreed and confirmed that items a through g would be removed.

Supervisor Acoff stated that item number thirteen sentence one should be "No food or beverages in the pool." Vice Chairman Apple added that "No glass of any kind should be allowed." For item number fifteen it should be "Alcohol may not be consumed at the pool". The Board concurred.

The Board agreed to completely remove item number eighteen, accept the changes in item number nineteen to "No grilling or fires are allowed", and

On a MOTION by Ms. Belyea, SECONDED by Mr. Aliaga, WITH Ms. McIntyre VOTING NAY, the Board approved **that no loud music can be played**, for the Cory Lakes Community Development District.

Supervisor Acoff requested that staff look into the cost of setting up the necessary system for music in the pool, including Wi-Fi or any required components, and report back to the Board.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **that the District Engineer get quotes for sound system in the pool**, for the Cory Lakes Community Development District.

For item number twenty-one change 18 to 14 and remove item 22(a).

Chairman Belyea pointed out that previous documents stated all children under age 14 must be supervised, implying that 14-year-olds could use the pool without adult supervision. She then questioned whether a 14-year-old should be allowed to bring a guest, asking for clarification on line item two under General Policies for Swimming Pool and Water Slide. Supervisor Acoff expressed frustration with overly strict guest limits, stating it was unreasonable to micromanage residents who pay thousands in taxes each year by allowing them only one guest.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH BOTH Mr. Apple and Ms. McIntyre WITHDRAWING THE MOTION, the motion failed to approved **the change for item number two in General Policies for Swimming Pool and Water Slide that a Patron aged 14 to 18 may bring 1 guest (or 2 guests per household) per day and Patrons over 18 may bring 2 guests (or 4 guests per household) per day**, for the Cory Lakes Community Development District., for the Cory Lakes Community Development District.

Vice Chairman made a new motion.

On a MOTION by Mr. Apple, WITH NO SECONDED, the motion failed to approved **the change for item number two in General Policies for Swimming Pool and Water Slide that a Patron aged 14 to 18 may bring no more than 1 guest (or 4 guests per household) per day and Patrons over 18 may bring no more than 2 guests (or 4 guests per household) per day**, for the Cory Lakes Community Development District.

Supervisor McIntyre made a new motion.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **the change for item number two in General Policies for Swimming Pool and Water Slide that a Patron aged 14 to 18 may bring 1 guest per day and Patrons 18 and older may bring up to 2 guests per day, for a maximum of four guests per household per day**, for the Cory Lakes Community Development District.

The Board discussed and agreed to remove item number three and four. The Board approved revisions to item number seven by removing the words "not" and "area", while item 7(a) will be completely eliminated. On item number eight add the word "area" at the end of the sentence. Replace item nine entirely by item 9(a). Add lap lanes to the list on item fourteen.

The Board discussed Item Number Twenty-One and agreed to replace it with the existing Cory Lake Isles policy found online on page 15 regarding the Aquatic Toy and Recreational Flotation Device Policy. As part of the discussion, the Board agreed to include additional language stating that no flotation devices are allowed. For Item 21(c), the Board decided to retain with the exception of removing the phrase "and water toys for organized special events previously approved by the District" and adding that no air mattresses are permitted.

The Board discussed and agreed to add water slide on item twenty-five, remove items 26(a-d), remove item number thirty, on item number thirty-one remove "rain is falling" and replaced with "lightning is detected within 10 miles", remove item number thirty-three, thirty-seven and thirty-nine, and for item number 38(b) remove the word "or hang".

Under Water Slide Policies, Supervisor Acoff mentioned that when his grandchildren were younger, he was unable to go down the slide with them and had to use a different one. After discussion, the Board agreed to revise Item Number Three to state: "Parents may slide with young children.", and remove item number six and seven.

The Board reviewed the Feces Policy for the Swimming Pool and agreed to revise item number one by removing the phrase "for 24 hours" and replacing it with "and decontaminated." Additionally, the Board agreed that item number two will be removed entirely.

The Board reviewed the Fitness Center Policies and agreed to remove item number three. Additionally, the Board agreed to revise item number five to read: "Guests are allowed if accompanied by a Patron."

The Board reviewed the General Policies for Sport Facilities and agreed to completely remove items two, sixteen, and seventeen. Additionally, the Board agreed to revise item number ten by removing the word "tennis."

Lastly, the Board agreed to add item number thirty-eight under General Provisions, stating: "Outdoor Sport Facilities and amenities are used at own risk."

B. Facility Manager

1. Exhibit 20: July 2025 Report

2. Consideration/Approval of Proposals:

a. Exhibit 21: Timber Framing/Repair – Timber Intentions - \$23,040.00

b. Exhibit 22: Paver Replacement – Elite Pavers - \$145,278.66

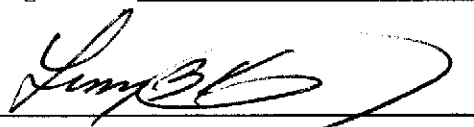
- 207 d. Exhibit 24: Amenity Services – JCS - \$194,469.60
208 3. Ratification of Invoices – This item was brought back from the last meeting
209 a. Exhibit 25: Juniper – Irrigation Renovation (Well #2) - \$1,476.79
210 b. Exhibit 26: CIO Technology – Services - \$1,307.50
211 C. District Manager: Kai
212 1. Exhibit 27: FY 2024-2025 Meeting Schedule
213 2. Quorum Check for Regular Meeting and Closed Session – 09/18/2025 at 6:00 p.m.
214 **ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per**
215 **individual)**
216 **TWELFTH ORDER OF BUSINESS – Supervisors Requests**
217 **THIRTEENTH ORDER OF BUSINESS – Closed Session – Private Discussion of Security System (Exempt**
218 **from Sunshine and Public Records Laws)**
219 A. Open Closed Session
220 B. Discussion: Amenity Access, Cameras, Gates, Rover, Resident Issues, Pool Security, Playground
221 Security, Amenity Center Security
222 1. Envera
223 2. JCS Investigations
224 C. Close Closed Session

225 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

226 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board adjourned the
227 meeting at 9:01 p.m., for the Cory Lakes Community Development District.

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

231 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
232 meeting held on OCTOBER 16, 2025.

233 
Signature


Signature

234 Larry B. Kana Jr.
Printed Name

Ann E BELYEA
Printed Name

235 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman