MINUTES OF 09/18/25 REGULAR MEETING & CLOSED SESSION
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting, and Closed Session of the Board of Supervisors of the Cory Lakes Community Development District was held Thursday, September 18, 2025 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM at https://us02web.zoom.us/j/3900480969, Meeting ID: 390 048 0969, Passcode: 54321, or telephonically at +1-305-224-1968.

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

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

Present and constituting a quorum were:

Ann Belyea	Board Supervisor, Chairman
Todd Apple	Board Supervisor, Vice Chairman
Ronald Acoff	Board Supervisor, Assistant Secretary
Cynthia McIntyre	Board Supervisor, Assistant Secretary
Juan Aliaga	Board Supervisor, Assistant Secretary

Also present were:

Larry Krause	District Manager, Kai
Brandy Marshall	Lieutenant, JCS
Dane Engle	Facilities Manager, JCS
Michael Sakellarides	Facilities Manager, JCS
Jeff Tatem	President, POA
Vivek Babbar *(via Zoom)*	District Counsel, Straley Robin Vericker, P.A.
Charles Reed	District Engineer, Johnson Engineering, Inc.

The following is a summary of the discussions and actions taken at the September 18, 2025 Cory Lakes CDD Board of Supervisors Regular Meeting, and Closed Session.

SECOND ORDER OF BUSINESS – Audience Comments – *(limited to 3 minutes per individual on agenda items)*

Mr. Pernod had suggested the Board post clear rules for clubhouse use during open hours, similar to the pool house. He believed noise should be minimized out of respect for others and shared concerns about disturbances. He had criticized the manager's response that residents could do as they pleased. Chairman Belyea had clarified that without an exclusive reservation; such use was allowed.

Mr. Ramphall had thanked the Board, noting it had been a tough year for Security due to staff changes. He had suggested giving the company one more year to improve, with the option for the Board to find a new company next year.

Ms. Ali had reported not receiving her 2023 clubhouse deposit check. She said both rental and deposit checks were cashed. Mr. Engle confirmed the check was not on site. Chairman Belyea advised her to bring a record of the check to Mr. Engle, and the Board would be more than happy to have it reimbursed.

Chairman Belyea noted that supervisor comments were removed from the agenda to save time. Supervisor Acoff clarified that the change was not approved by the Board. The Board agreed that supervisor comments should remain on the agenda.

Supervisor Aliaga had raised a concern about a security guard placing a sticker on Mr. Ramphall's car while they were present late at night. He had stated the guard should have asked who parked there before taking action and reminded that residents deserved respectful communication.

THIRD ORDER OF BUSINESS – Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

Mr. Reed had reported an investigation into a possible drainage pipe leak on Cachet Isle, with a video inspection and repair estimate in progress. Supervisor Acoff had stressed the need for timely action to know if the District was responsible. Mr. Babbar had clarified that SWFWMD did not require a land swap and believed the resident misunderstood or misrepresented the issue. He also confirmed the District was accommodating existing encroachments. Mr. Reed had noted that some drainage appeared homeowner-installed. Chairman Belyea had emphasized keeping communication open with SWFWMD.

Mr. Reed had shared that a Versa Court representative would provide specifications for the volleyball court next Tuesday to help create the project scope. Regarding the Weirs, Supervisor Acoff had requested confirmation of the staging date and community notice to avoid issues with parked cars. Mr. Engle had confirmed a previous notice was sent and would ensure follow-up. Supervisor Acoff had also requested time tracking for Cachet Isle work to ensure the District could bill the homeowner, and emphasized the need for clear invoicing procedures.

B. Envera

No representative from Envera was present at the meeting, despite a prior commitment to attend. Vice Chairman Apple had suggested elevating the issue to Envera. Chairman Belyea had responded that the District should replace them and cancel the contract. Supervisor Acoff had added that expressing the District's displeasure could help build a case. Vice Chairman Apple would draft a letter with Mr. Krause to send to Envera.

C. JCS Investigation

Ms. Marshall reported ongoing daily crashes with Envera's system, affecting gate operations. Parking enforcement is working well, with violations down and only two habitual offenders towed. Ms. Marshall suggested a mass email to clarify Envera and JCS roles and remind residents of parking rules. The Board agreed to send the email.

Ms. Marshall noted outdated evacuation rules were causing confusion, but new signage clarifies only the pool is to be evacuated. With pool season ending, she suggested repurposing the noon to 8:00 p.m. pool rover to a 10:00 a.m. to 6:00 p.m. daytime rover, especially to cover weekend issues like solicitors and court complaints. The Board agreed this coverage is needed, discussed reallocating previously budgeted funds, and requested a proposal for 56 hours/week of rover coverage.

The Board discussed adding rover coverage between September and May, with Ms. Marshall estimating 728 hours needed, costing $16,016 at $22/hour or $14,560 at $20/hour.

> On a MOTION by Ms. Belyea, WITH NO SECOND, Ms. Belyea WITHRAW the motion, for **JCS Roving Security Services for a period of 60 days, and a report shall be presented to the Board at the conclusion of the 60-day period,** for the Cory Lakes Community Development District.

Supervisor Acoff questioned the necessity and expectations of the rover, and Ms. Marshall noted 50–100 weekly calls during that time. Vice Chairman Apple proposed a 60-day trial, which the Board supported, with Supervisor McIntyre suggesting weekend and holiday focus. Supervisor Aliaga requested performance data to assess effectiveness.

> On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted **JCS Roving Security Services for a trial period of 60 days, operating from 10:00 a.m. to 6:00 p.m., seven days a week. A final report evaluating the effectiveness of the service shall be presented to the Board at the conclusion of the 60-day period, covering the months of October and November starting October 1, 2025 in the amount of $20.00/hr,** for the Cory Lakes Community Development District.

Ms. Marshall explained that security could not confront individual residents about parking due to conflict of interest and fairness, if they do it for one, they should do it for all. Complaints about residency verification at amenities have caused pushback, but verifying IDs is part of updated policies. Mr. Sakellarides raised concerns about handling violations like unauthorized alcohol use at events; the Board agreed to issue written warnings for first offenses and possible suspensions for repeat violations. They emphasized consistent, fair enforcement, and decided to have Mr. Krause reach out to Mr. Babbar to draft standard multi-purpose letters: one for warnings and another for suspensions.

D. Juniper

1. Exhibit 1: Consideration/Approval of Edging Installation around Peanut - $480.08

Chairman Belyea noted Mr. Small's absence but mentioned he submitted a proposal which Supervisor Acoff disagreed with due to lack of clarity. Complaints about the Morris Bridge entrance's appearance especially the white stones and orange safety markers were discussed with suggestions for pressure washing and better edging. The Board agreed to table Mr. Small's report until he could attend and present emphasizing the need for a full inspection report. Mr. Engle confirmed a facility walkaround is planned before the next meeting with the report expected in October.

E. Exhibit 2: Steadfast – Waterway Inspection Report conducted on 09/09/25

Chairman Belyea noted no one is present from Steadfast. Supervisor Acoff raised concern about pool rating dropping from good to poor and requested a follow-up. Mr. Engle said comments are included but Supervisor Acoff wants to ensure there's no lingering issue that could lead to a large bill and requested Mr. Engle to reach out to Steadfast to attend the next meeting.

FOURTH ORDER OF BUSINESS – POA Reports

Mr. Tatem shared that the POA is updating its Design Review Manual and covenants, and requested collaboration with the CDD to ensure alignment. He also suggested a joint meeting in November to clarify roles and address resident questions. The Board discussed options, including combining the meeting with the regular CDD session or holding a standalone workshop. However, it was ultimately agreed that a combined meeting is not necessary. The CDD and POA could collaborate on creating and distributing an updated informational document outlining each entity's responsibilities.

Chairman Belyea raised concerns about lake debris and abandoned floating docks. Mr. Tatem explained that the POA is trying to access the lake but lacks a reliable boat. While some residents offered help, availability has been limited. Supervisor Acoff reminded the Board that the CDD owns a John boat, though its condition is uncertain. Mr. Engle and Mr. Krause noted the boat might need repairs and hasn't been operational. The Board agreed that the POA is still responsible for lake inspections regardless of CDD support. Mr. Tatem clarified he needs confirmation on the boat's viability. The Board authorized Mr. Engle to inspect the CDD boat and determine if it can be made seaworthy.

Vice Chairman Apple asked for an update on short-term rental enforcement. Mr. Tatem reported that violations are being issued, with three homes currently under scrutiny. He emphasized that most leads come from resident observations and encouraged the community to report suspicious activity. Guest entry data has been helpful, but proving rentals versus house guests remains difficult. Separately, Chairman Belyea stated that the POA could begin using the CDD boat immediately if Mr. Engle deems it seaworthy.

FIFTH ORDER OF BUSINESS – Financial Items

A. Exhibit 3: Consideration/Acceptance of August 2025 Unaudited Financial Statements

1. Variance Report

Supervisor McIntyre asked about the $774,464.87 budget balance. Vice Chairman Apple clarified it's the result of subtracting current expenditures from the budget and includes $350,000 for the weirs. He noted an accounting error where expenditures weren't shown as negatives in line item 25, skewing the totals. Supervisor

Acoff expressed concern about the cash flow dropping from $190,000 to $46,000 and requested a clear list of unpaid invoices. Mr. Krause said some invoices might still be pending and would follow up. Chairman Belyea asked for a running spreadsheet of both paid and unpaid invoices moving forward. Mr. Engle said vendors often don't get timely payments due to poor communication and mislabeling of invoices. Supervisor McIntyre asked if vendors are complaining, and Mr. Engle confirmed they are. Staff would work on improving communication and tracking to avoid further delays.

Chairman Belyea suggested vendors should receive confirmation and payment timelines for submitted invoices. Mr. Engle gets initial receipt notices but no updates, prompting a call for better communication from Kai. Mr. Krause noted vendors should be paid within 45 days by law, regardless of their terms, and acknowledged the system needs improvement. Vice Chairman Apple stressed vendors should know this upfront. The Board agreed unpaid invoices should be reflected in financial reports, and Supervisor McIntyre recommended Mr. Engle and Mr. Krause develop an SOP. Vice Chairman Apple confirmed he reviewed and verified all bank account balances, and the Board agreed to accept financials with corrections.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board accepted the **August 2025 Unaudited Financial Statements with the changes noted by Mr. Apple on line 25**, for the Cory Lakes Community Development District.

Mr. Acoff requested that Ms. Robertson attend the upcoming Board meeting in person on October 16, 2025.

SIXTH ORDER OF BUSINESS – Business Items

A. Exhibit 4: Discussion: 2025 Reserve Study – *This item was brought back from the last meeting.*

The Board discussed the reserve study, noting it's been on the agenda multiple times without resolution. Chairman Belyea and Supervisor McIntyre pointed out inaccuracies, including completed projects listed as pending, and a recommendation to replace a roof that already exists. Supervisor Acoff emphasized the study should reflect current conditions. The Board agreed the consultant should return, physically inspect the site, and not rely solely on records. Mr. Krause said he would verify the original scope and contact the consultant to update the report. Board members were invited to email any specific items they've identified to Mr. Krause.

B. Exhibit 5: Discussion: Emergency Action Plan – Hurricane Emergency Response and Recovery – *This item was brought back from the last meeting.*

It was agreed that the Board's comments would be sent to Mr. Engle by October 9, 2025.

SEVENTH ORDER OF BUSINESS – Approval of Minutes

A. Regular Meeting, Public Hearing, & Closed Session: August 21, 2025

1. Exhibit 6: Summary of Motions
2. Exhibit 7: Meeting Minutes

Supervisor McIntyre requested correcting line 115 to "Mr. Bonney with Complete IT" and noted that line 263 should clarify if a majority of supervisors agreed, emphasizing the need for meeting minutes to reflect consensus. Supervisor Acoff asked for an addition noting that he were elected by residents, and added he ran unopposed, which should also be included. Chairman Belyea and Mr. Krause reviewed line 40, agreeing the wording was unclear, especially regarding a misplaced comma. Lastly, Supervisor Acoff noted that line 371 should read "gate" instead of "gave."

On a MOTION by Ms. Belyea, SECONDED by Ms. Mcintyre, WITH ALL IN FAVOR, the Board approved the **August 21, 2025, Regular Meeting, Public Hearing & Closed Session Minutes with changes as amended,** for the Cory Lakes Community Development District.

3. Exhibit 8: Action Item List as of September 11, 2025

The Board agreed that maintaining a 12-month rolling history is appropriate, with the action item list. Older items would be archived.

4. Exhibit 9: Contract List as of September 11, 2025

EIGHTH ORDER OF BUSINESS – Staff Reports

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

1. Update: 17923 Cachet Isle

Mr. Krause had asked about voting on policy revisions. Mr. Babbar had advised using motions for clarity and adopting the final version by resolution. He had confirmed a public hearing was only needed if fees were changed. Supervisor McIntyre had noted fees were removed from the policy, and Mr. Babbar had explained that any future fee changes should be adopted by resolution at a public hearing, which could be held during a regular meeting.

B. Facility Manager

1. Exhibit 10: August 2025 Report

Mr. Engle presented updated Envera replacement options from five vendors, highlighting Complete IT's comprehensive proposal, which covers and exceeds current services. Chairman Belyea and Supervisor McIntyre questioned contract terms and compatibility, with clarification that Complete IT offers all services directly without subcontracting. Complete IT confirmed features like guest and resident tracking, enhanced camera systems, audio monitoring with signage, Wi-Fi at courts, and integrated gate controls. They also addressed transition logistics, stating installation would take 2–3 weeks and recommending security coverage during the switchover. Supervisors emphasized the importance of accurate reporting, emergency planning, and minimizing disruption, while Complete IT assured system flexibility, equipment ownership, and access to detailed reporting tools.

Mr. Engle noted a decision on the Envera replacement is needed soon. Supervisor Acoff said funding should be confirmed first. Chairman Belyea suggested tabling the item until October for review and a vote. Supervisor Acoff clarified funds would come from FY 2025 carryover, available in December. Mr. Krause said final numbers might not be ready by the October 16, 2025 meeting, with more clarity expected in November. The Board agreed to move forward in principle and confirmed $66,912 is budgeted under "contractual virtual guard" for FY 2026.

2. Consideration/Approval of Proposals for Replacement of Pool House AC Units:

Mr. Engle presented HVAC replacement options, recommending Strategic Air Conditioning, which offered a full system replacement, including AC unit, ductwork, electrical, and drywall for $15,525.00. He also proposed a preventive maintenance plan for all AC units (clubhouse, fitness center, pool house, and guard booths), pending a final quote from Strategic Air Conditioning while Florida Heating & Cooling maintenance plan is $2,864.26 annually. Mr. Engle requested Board approval for the replacement and maintenance, noting the current system has been down for over a month.

a. Exhibit 11: Air Masters - $29,642.00

i. Exhibit 12: Preventive Maintenance Agreement (No Ice Maker) - $4,800.00/yr

- Additional Cost for Twice a Year Maintenance on Ice Maker - $1,072.00/yr

b. Exhibit 13: Alvarez - $30,960.00

c. Exhibit 14: Strategic – Split System (without ceiling repairs) - $10,850.00

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from Strategic Air Conditioning to install HVAC unit and additionally giving authorization to get the electrical and drywall in the total amount of $15,525.00,** for the Cory Lakes Community Development District.

Chairman Belyea motioned to proceed with placing all AC units under a maintenance contract, not to exceed $2,864.00, pending a potentially lower quote from Strategic Air Conditioning. Mr. Engle confirmed the final amount may come in lower.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to proceed with placing all air conditioning units under a maintenance contract, pending the receipt of a potentially lower quote from Strategic Air Conditioning in the amount not to exceed $2,864.00,** for the Cory Lakes Community Development District.

3. Exhibit 15: Consideration/Approval of Proposal for Installation of Existing Gates to New Location – Gate Tech - $2,010.36

Mr. Engle reported that the cost for the posts, chain, locks, and signage for the amenities area is just under $1,000. Additionally, relocating the gate to a new position would cost $2,010.36.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **proposal from Gate Tech for Installation of Existing Gates to New Location in the amount of 2,010.36,** for the Cory Lakes Community Development District.

Mr. Engle stated that the volleyball court remains on the list. Charles Reed's quote is still around $7,000 with Versa Court, but despite multiple requests, the scope of work has not yet been provided. They are scheduled to be on-site Tuesday. Meanwhile, there's another quote available for $5,400.00.

On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **the proposal from RyCo Enterprises, Inc. for Volleyball Court in the amount of $5,400.00,** for the Cory Lakes Community Development District.

4. Exhibit 16: Consideration/Approval of Proposal for Sidewalk Trip Hazard Removal – Precision

   a. Exhibit 17: Addendum 1 - $52,445.00 to $55,067.00

Mr. Engle noted that the Precision Sidewalk Repair item is outdated, as Roadway Concepts already performed some repairs. He had asked Precision to provide an updated quote based on current sidewalk conditions. Supervisor McIntyre asked for confirmation on where a recent injury occurred due to uneven pavement, noting the need to prioritize repairs in that area. Vice Chairman Apple and Supervisor Acoff raised concerns about incomplete repairs and lack of communication from the insurance carrier when claims are filed. The Board discussed the need for clarity on how claims are reported and handled within the community.

Mr. Engle asked whether Board approval is needed each time pool hours change with seasonal daylight shifts. Chairman Belyea said no, suggesting staff coordinate directly with JCS and post updated signage as needed. Mr. Engle confirmed there are pre-made signs in storage for different seasons that could be swapped out accordingly.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **to have Mr. Engle coordinate with Security Staff to update the pool signage and notify the community at least one week prior to the change of pool hours,** for the Cory Lakes Community Development District.

Mr. Engle asked if the same vendor should be used for the Fall Festival; the Board left it up to him. Supervisor McIntyre noted events need Board approval and expressed concern about the low turnout at past Fall Festivals and suggested reworking the event to make it more engaging and cost-effective, possibly with more community involvement.

Mr. Engle reported that Elite Pavers is scheduled to begin the originally approved $160,983.66 project in early December. Materials have been purchased and permitting has started. An additional proposal to replace the Cross Creek entrance roadway was discussed, using 60mm pavers for repairs until full 80mm replacement could be done. The Board agreed the safest and most efficient approach is to fully shut down the Cross Creek entrance for 7–8 days during the work.

Supervisor McIntyre stated that the Boardwalk needs to be painted. Mr. Engle responded that he has already placed an order for the paint.

Mr. Engle asked if the Board wanted to continue with the original $160,983.66 plan to install 80mm pavers throughout Cross Creek and Cory Lake Drive, or revise it. The Board agreed to use 80mm pavers only at the Cross Creek, and to use 60mm pavers for Cory Lake Drive. This approach would cost additional $53,380.75.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **to use 80mm pavers at the Cross Creek and 60mm pavers for Cory Lake Drive, with an additional cost of $53,380.75 to the initial amount of $160,983.66,** for the Cory Lakes Community Development District.

Vice Chairman Apple noted that there are multiple lights out around the community. Mr. Engle responded that he has already contacted TECO and is waiting on them to address nine reported outages.

Supervisor McIntyre asked about the furniture return. Mr. Engle said it should be back 4–6 weeks from the pick-up date. Chairman Belyea suggested donating the old furniture, but Mr. Krause said the Board should first determine its value and complete an asset disposal log if donating, selling, or discarding it.

C. District Manager: Kai

1. Exhibit 18: FY 2025-2026 Meeting Schedule
2. Quorum Check for Regular Meeting and Closed Session – 10/16/2025 at 6:00 p.m.

NINTH ORDER OF BUSINESS – Audience Comments - New Business – *(limited to 3 minutes per individual)*

There being none, the next item followed.

TENTH ORDER OF BUSINESS – Supervisors Requests

Supervisor McIntyre raised concerns about the current Board seating arrangement, preferring the traditional setup where members face residents directly. Chairman Belyea explained that different layouts are being tested to improve sound quality for online participants. McIntyre emphasized the importance of transparency, suggesting all Board members sit in a row. The Board agreed no final decision has been made, and configurations are still being evaluated but agreed to keep the current setup for the next meeting.

ELEVENTH ORDER OF BUSINESS – Closed Session – *Private Discussion of Security System (Exempt from Sunshine and Public Records Laws)*

A. Open Closed Session

The closed session was not held.

B. Discussion: Amenity Access, Cameras, Gates, Rover, Resident Issues, Pool Security, Playground Security, Amenity Center Security

Ex. 13

1. Envera
2. JCS Investigations

C. Close Closed Session

TWELFTH ORDER OF BUSINESS – Adjournment

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned **the meeting at 9:44 p.m.,** for the Cory Lakes Community Development District.

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

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

Signature	**Signature**
Larry B Kamsah	Ann E Belyea
Printed Name	**Printed Name**
Title: ☐ **Secretary** ☑ **Assistant Secretary**	**Title:** ☐ **Chairman** ☐ **Vice Chairman**