

MINUTES OF 11/20/25 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, November 20, 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
David Wenck	Senior District Manager, Kai
Dane Engle	Facilities Manager, JCS
Vincent Palevich	Assistant Manager, JCS
Steve Small	Account Manager, Juniper Landscaping
Kevin Riemensperger	Aquatics Manager, Steadfast
Ashley Tonkin	Account Manager, Envera
Christopher Morris	Field Service Manager, Envera
Jason Faghih (virtual)	CEO, Elite Pavers

The following is a summary of the discussions and actions taken at the November 20, 2025 Cory Lakes CDD Board of Supervisors Regular Meeting and Closed Session.

SECOND ORDER OF BUSINESS – Chairman’s Opening Comments

Chairman Belyea welcomed and thanked all attendees for joining the meeting. She added that they look forward to a quick meeting

THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments

Supervisor Acoff welcomed everyone and said there were many activities underway to raise quality to where it should be. He said concerns were heard and taken seriously. He wished everyone a safe and enjoyable Thanksgiving and wanted to set the meeting up so that the Supervisors face the audience. Board agreed.

Supervisor Aliaga commented that he asked JCS Security to consider adding taser guns along with their shotguns if that could be possible. He said people had begun to talk and wanted the idea to be taken into consideration.

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

Mr. Grace said he wanted answers about the paver contract, including its cost and who were responsible for overseeing the work. He said the pavers were being installed improperly, with mismatched types and colors, and that proper interlocking pavers should have been removed and replaced correctly. He added that no one could explain the base under the pavers and that without testing the repairs would fail. Chairman Belyea

reminded him that they did not say they did not know and that the discussion was not interactive. Mr. Grace said that if Mr. Engle were responsible, his qualifications should be clarified and that a qualified person should oversee the project. He said the Board should be ashamed for allowing the work to progress without proper oversight.

Mr. Hunt thanked the Board for their time during the holiday season and said he agreed with some of Mr. Grace's concerns about the paver work. His main concern were the upcoming project and its traffic impact. He said using the Morris Bridge exit only for two weeks could create major morning backups and asked whether Cross Creek could remain an exit only while work was done on one side at a time. He said the timing during the holiday season and while school were in session might not be ideal but hoped the project could be managed to reduce congestion. He thanked the Board for their work.

Ms. Perritt agreed with the previous resident about Morris Bridge traffic and asked the CDD to seek sheriff support for control. She said morning turns would be difficult and affect trucks, buses, and diverted residents, and requested measures to ease traffic during repairs.

FIFTH ORDER OF BUSINESS – Vendor Updates

A. Elite Pavers

Mr. Faghih said his team had focused on the most dangerous repair areas first and would correct earlier work once they returned with full manpower. Vice Chairman Apple and Supervisor Acoff asked about the company's qualifications, the Cross Creek plan, and the paver standards. Mr. Faghih said the old pavers were driveway rated and that the project used heavier commercial pavers with an eight to twelve inch base, all installed as interlocking systems.

Supervisor McIntyre said the repairs broke the roadway pattern, used mismatched pavers, and were uneven. She said the work were unacceptable and should be fixed before anything continued. Supervisor Aliaga asked him to return to correct the work. Chairman Belyea said Cross Creek would not close until Cory Lake Drive repairs were corrected and approved. The Board agreed to involve the engineer and review the contract and standards.

Vice Chairman Apple confirmed the new pavers had already been ordered. Supervisor Acoff said clear guidelines were needed and that the work should proceed only after repairs met the required standards. Chairman Belyea suggested setting a meeting with Mr. Faghih, Mr. Engle, the engineer, and either Supervisor Acoff or Vice Chairman Apple which the Board consented. The Board agreed that decisions on moving forward would be made at the December eighteen meeting.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **to make decision on December 18, 2025 whether to proceed with the next sections and that no new work begin until repairs are corrected**, for the Cory Lakes Community Development District.

Supervisor Acoff asked to move forward in the discussion and mentioned the security escort issue, suggesting they address it then so they would not backtrack. Chairman Belyea said Johnson Engineering were already under retainer and could be assigned the project manager without a motion. The Board agreed for Johnson Engineering to manage the paver project. Chairman Belyea then asked Mr. Engle to set a meeting with Mr. Faghih, Johnson Engineering, and Supervisor Acoff.

B. District Engineer: Johnson Engineering, Inc.

District Engineer was not on call.

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

1. Update: 17923 Cachet Isle

District Counsel was not on call.

D. JCS Investigation

Mr. Palevich reported 152 incidents and 67 maintenance issues, mostly parking violations, along with minor accidents, noise complaints, and wildlife calls. He noted that most activity happened between 10 AM and 6 PM, showing the daytime rover was effective. Supervisor Acoff asked about hours, and Mr. Palevich outlined costs to extend coverage through the holidays. Chairman Belyea raised traffic concerns, and Mr. Palevich said security could use temporary measures like marked vehicles and stop signs to help. He recommended two guards at the gate to prevent backups. The Board agreed to extend 6 a.m. to 6 p.m. rover coverage for Thanksgiving, November 26 to 29, and for Christmas and New Year, December 23 to January 4, 2025.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted **the added rover hours and extend services for another 90 days in the amount of \$14,400.00, covering 10:00 a.m. to 6:00 p.m. and to extend 6 a.m. to 6 p.m. rover coverage for Thanksgiving, November 26 to 29, 2025 and for Christmas and New Year, December 23 to January 4, 2025**, for the Cory Lakes Community Development District.

Mr. Palevich said updated construction staffing plans would be ready for the December 18 meeting and explained that two guards would be assigned to Morris Bridge twenty-four seven during the two-week period. Chairman Belyea said they would look into added traffic control. Mr. Palevich noted recent equipment issues, including outages and an ID scanner failure, and Mr. Engle said the new fingerprint readers still were not working. He also suggested clearing outdated guest lists. Supervisor Acoff asked about increased traffic loads, and Mr. Palevich said guards would manage two open lanes to avoid stressing the gates. He outlined the cone layout and guard presence needed at Cross Creek to prevent drivers from bypassing closures.

Supervisor Aliaga said some residents felt uneasy, so he wondered if tasers could be used instead of guns. Mr. Palevich explained that would not work because armed rovers needed firearms for safety, especially when approaching suspicious vehicles at night, and tasers would not protect them. He said some guards carried personal tasers as an added tool, but they were not a substitute.

E. Envera

The Board discussed resident notifications, and Mr. Morris said they could rebuild the database once updated lists were submitted. Mr. Morris added that he could install override switches for the gates and noted the system was aging. Chairman Belyea asked him to investigate further, and Mr. Morris said he would return on the eighteenth with updates.

F. Exhibit 1: Juniper – October 2025 Inspection Report

Mr. Small said some plants showed frost damage but should be left to protect new growth. His team was also doing cleanup along Morris Bridge, opening up the tree line. Supervisor Acoff asked about privacy concerns, and Mr. Small said the openings were from hurricane damage. Supervisor Acoff then asked for a FEMA update. Mr. Krause said FEMA requested eligibility proof and had denied some fencing projects, but they were being appealed. The Board agreed to place the FEMA update on the next agenda.

Mr. Small also reported new hog damage due to dry conditions and said the old SWFWMD hog fencing was rusted and failing. Chairman Belyea suggested contacting SWFWMD again, and Supervisor Acoff asked Mr. Small to send photos to document the needed repairs.

Supervisor Acoff asked about holiday landscaping plans. Mr. Small suggested adding fresh mulch and highlighting the entrance and Cross Creek with the red and white flowers already planted, saying it would make a nice display without being expensive.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **the proposal from Juniper Landscaping for Poinsettias at the Entrance in the amount not to exceed \$500.00**, for the Cory Lakes Community Development District.

G. Steadfast

1. Exhibit 2: Waterway Inspection Report conducted on 11/13/25

Mr. Riemensperger reported that conditions in November were improving as cooler weather helped reduce growth in the ponds. He said pond nine looked much better after heavy vegetation were removed. He explained that low water levels meant inflow would continue but nothing would flush out until the rainy season.

Supervisor Acoff asked about treatment around the weir structures. Mr. Riemensperger said technicians should check and spray those areas when needed, and he would ensure they did. They also reviewed water quality readings, noting most parameters were good except pond seven, which had high phosphorus and might experience algae blooms.

Supervisor McIntyre asked for suggestions to improve water quality without chemicals, such as aeration or additional fountains. Mr. Riemensperger said fountains helped but involved installation, electrical, and maintenance costs.

2. Exhibit 3: Drainage Report for Improvement

a. Exhibit 4: Consideration/Approval of Adding Rip Rap (Ponds 2 and 3) and Removing Vegetation (Pond 8) Proposal - \$3,862.50

Mr. Riemensperger said ponds two and three had erosion around the inflow pipes and proposed filling the voids with dirt and adding riprap rock to prevent further damage. He said the issue would not improve on its own. Supervisor Acoff noted that low water levels made it the right time to do the work, and Mr. Riemensperger agreed. Supervisor Acoff added that the surrounding vegetation should also be reviewed.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the proposal from Steadfast for Adding Rip Rap for Ponds 2 and 3 in the amount of \$2,182.50**, for the Cory Lakes Community Development District.

3. Exhibit 5: Consideration/Approval of LED Lights for Fountains 1 and 2 - \$5,655.00

This item was tabled to the next meeting.

SIXTH ORDER OF BUSINESS – POA Reports

Vice Chairman Apple read a letter from Mr. Tatem, stating the updated Design Review Manual was adopted with no conflicts with CDD rules. Lake inspections continue, though slowly due to limited watercraft. He also noted more cars are blocking sidewalks, likely due to stricter street parking enforcement, and the POA would remind residents that blocking sidewalks is prohibited under FDOT and ADA rules.

SEVENTH ORDER OF BUSINESS – Financial Items

A. Consideration/Acceptance of Unaudited Financial Statements

1. Exhibit 6: September 2025

a. Variance Report, Prepaid Expenses, and Working Project Lists

2. Exhibit 7: October 2025

a. Variance Report, Prepaid Expenses, and Working Project Lists

Mr. Krause presented the September and October 2025 financial statements but apologized for delays in sending the general ledger and unpaid invoice lists. Supervisor McIntyre requested a clear list of unpaid invoices, and Mr. Krause agreed to follow up.

Mr. Wenck and Vice Chairman Apple explained the need to amend the 2026 budget for the Weir Project, which extended from 2025. The current budget doesn't reflect these funds, causing inaccuracies. Chairman Belyea asked for clear written details to approve the amendment at the next meeting.

Supervisor McIntyre expressed frustration over inconsistent financial statements. Chairman Belyea acknowledged the errors and noted the responsible staff member couldn't attend due to a family emergency. The Board stressed the importance of data integrity and agreed corrections are needed.

They discussed sending a letter to Kai, giving them 60 days to fix the issues. Chairman Belyea would draft the letter, send it for legal review, then send it.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH Mr. Acoff VOTING NAY, the Board accepted **the September and October 2025 financial statements**, for the Cory Lakes Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

A. Discussion: Continuation/Removal of Chairman's and Supervisor's Opening Comments

Chairman Belyea proposed removing supervisors' opening comments to shorten meetings. Supervisor Acoff and others said comments are important for setting the tone if used respectfully.

Supervisor McIntyre's motion to remove comments failed. Chairman Belyea suggested limiting comments to agenda items and possibly a time limit. Supervisor McIntyre opposed restrictions, citing free speech, while Vice Chairman Apple emphasized meeting efficiency.

The group debated if supervisors could speak off-agenda, like about recent events. Vice Chairman Apple moved to limit comments to agenda items but later withdrew the motion

B. Exhibit 8: Discussion: Revised Policies and Procedures

Supervisor McIntyre suggested extending the meeting to complete the work. Chairman Belyea directed supervisors to bring their thoughts to the December 18 meeting and dedicate an hour, starting at page 15. Mr. Krause said he would send supervisors the word document for review.

NINTH ORDER OF BUSINESS – Approval of Minutes

A. Regular Meeting & Closed Session: October 16, 2025

1. Exhibit 9: Summary of Motions

2. Exhibit 10: Meeting Minutes

Supervisor McIntyre noted that the motion on page 110, line 70, was incorrectly recorded as approved. The Board did not approve the vote on that while Chairman Belyea clarified that the boat parade should be removed from line 346.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Regular Meeting, Public Hearing, & Closed Session: October 16, 2025 Meeting Minutes with changes as amended**, for the Cory Lakes Community Development District.

B. Continued Regular Meeting & Closed Session: October 27, 2025

1. Exhibit 11: Summary of Motions

2. Exhibit 12: Meeting Minutes

Line item 126, add 60 days to the motion if it was in the motion. It was noted that the discussion is reflected in the verbatim text on line 103, but by line 126 it no longer appears. They clarified that the topic was indeed discussed prior to the motion, and the omission is simply a clerical error, not a substantive issue affecting the decision.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Continued Regular Meeting & Closed Session: October 27, 2025 Meeting Minutes**, for the Cory Lakes Community Development District.

3. Exhibit 13: Action Item List as of November 13, 2025

4. Exhibit 14: Contract List as of November 13, 2025

TENTH ORDER OF BUSINESS – Staff Reports

A. Facility Manager

Mr. Engle reported a new AV system, noting that the sound quality is very clear, with only minor echo when multiple people speak at once, and it cost under \$700. Supervisor Acoff asked if additional speakers could be added for more volume. Mr. Engle explained that while extra speakers would require a different setup, the current system is at its maximum volume. He also noted the system offers a panoramic view and automatically focuses on whoever is speaking.

1. Exhibit 15: November 2025 Report

2. Discussion: Security – Gate Operator Obsolescence

3. Consideration/Approval of Proposals:

a. Exhibit 16: Don Harrison – Monument Fixtures Replacement - \$31,150.00

Mr. Engle explained that many monument lights throughout the community are out due to bad power cells or damage. The quote covers replacing all the fixtures and upgrading them to longer-lasting LED lights.

Mr. Engle presented three furniture options. A supervisor pointed out they were leather-match, and Supervisor McIntyre said she preferred solid leather, recommending two love seats and two couches. Chairman Belyea agreed and liked the lighter color. After discussion, the Board moved to a vote.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to **order an all-leather furniture and authorize the Chairman to spend up to \$30,000 to furnish the clubhouse,** for the Cory Lakes Community Development District.

b. Exhibit 17: Welcome Information Packet

Mr. Engle presented the updated Cory Lakes CDD/POA general information packet given to all new residents and tenants. He asked the Board to review it and suggest any additions or changes related to the rules and regulations at their convenience.

c. Exhibit 18: Enos – Pressure Wash (Clubhouse Pool Area) - \$4,800.00

Mr. Engle explained that the issue had been discussed in October and involved Enos painting the slide steps. He said the Board were not moving forward with the cachet aisle or bridge painting, but the painting of the slides had not been decided. He noted that the plan would have included repainting the slide area, adding the grip, and filling cracks to bring it back to standard, since the slides were a slip hazard and the paint kept cracking and chipping. Supervisor Acoff asked which budget it would come from. Mr. Engle said general funding, and Vice Chairman Apple added it could go under pool repairs with a \$12,000 budget.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **proposal from Enos for pressure wash, filling of cracks, application of sealer, and paint walkway bridges at clubhouse and pool area in the amount of \$4,800.00,** for the Cory Lakes Community Development District.

d. Exhibit 19: Top Guard – Trip Hazard Removal - \$22,995.20

Mr. Engle said this had been discussed before, but the budget placement had not been decided. Vice Chairman Apple noted \$50,000 had been earmarked for sidewalk trip hazards, this was the second half, and he suggested the Board spend it.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **proposal from Top Guard for Trip Hazard Removal in the amount of \$22,995.20**, for the Cory Lakes Community Development District.

Supervisor Acoff told Mr. Engle to push back when overloaded and asked if he needed help. Mr. Engle said Mr. Sakellarides had helped and he could handle it. Supervisor McIntyre asked if the sidewalk repair included the injury site. Mr. Krause said it might be part of the plan and the second phase was larger. Vice Chairman Apple noted the Board needed the address to ensure it was repaired. Supervisor McIntyre confirmed the insurance company had been contacted, and another supervisor added that the location should be found and included in the plan.

e. Exhibit 20: Swipe – Roof Cleaning - \$2,490.00

This item was tabled to the next meeting.

f. Exhibit 21: Pye Barker – Fire Suppression and Extinguisher Inspection - \$614.00

Chairman Belyea said she did not intend for the Board to ignore it or wait until next year, but only wanted to table it for a little while.

Mr. Engle reviewed the annual events list and asked for approval. Chairman Belyea wanted specific dates set, added to the calendar, and shared with residents. Supervisor Acoff questioned the fireworks under POA rules. Mr. Engle said permits and a company were needed and asked the Board to decide if it should proceed.

On a MOTION by Mr. Acoff, SECONDED by Mr. Aliaga, WITH Ms. McIntyre VOTING NAY, the Board approved to **prohibit the use of fireworks at events**, for the Cory Lakes Community Development District.

Chairman Belyea suggested considering a light show or similar event over the lake.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Aliaga, WITH ALL IN FAVOR, the Board approved to **look for a light show for the holidays**, for the Cory Lakes Community Development District.

Mr. Engle said people had asked for bingo and karaoke like other communities. Chairman Belyea suggested calling it game night if bingo was not allowed. Supervisor McIntyre recommended focusing on Halloween instead of the Fall Festival, citing low attendance. Mr. Engle agreed and proposed moving Fall Festival activities into a larger Halloween event. Supervisor McIntyre suggested to have only one boat parade on January New Year's event.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **events with comments provided at the meeting; Fall festival and Halloween Trunk-or-Treat combined into one Halloween event; only one Boat Parade to be held at end of year – New Year's; Bingo Night to change name if Bingo not legal**, for the Cory Lakes Community Development District.

Vice Chairman Apple noted Lawson tennis courts had not been discussed. Mr. Engle said he had been pushing the contractor since July, but a definitive date was still pending because the contractor was short-handed. Vice Chairman Apple asked about canceling the contract, and Chairman Belyea and Supervisor Acoff criticized the delays. Supervisor Aliaga noted December could be busy, and the Board discussed sending a final notice if the work was not done. Mr. Engle said he would follow up by Monday and update the Board.

Mr. Engle updated the Board that TECO inspected lights on November 14, identified 25-day burners and five fixtures needing replacement, and ordered parts expected by next week. Chairman Belyea asked about future planning and replacing TECO. Mr. Engle said he was exploring solar options. Vice Chairman Apple noted the Board should review lease costs and consider taking over maintenance. Chairman Belyea acknowledged potential solar savings, and Mr. Wenck cautioned that maintenance could be complex.

297 Vice Chairman Apple questioned why the Board had the worst of both worlds compared to Tampa
298 maintaining pavers. Supervisor Acoff said it was due to shorter streets and faster traffic and noted the city
299 provided no funding for their streets.

300 B. District Manager: Kai

301 1. Exhibit 22: FY 2026 Meeting Schedule

302 2. Quorum Check for Regular Meeting and Closed Session – 12/18/2025 at 6:00 p.m.

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

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

306 **TWELFTH ORDER OF BUSINESS – Supervisors Requests**

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

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

310 A. Open Closed Session

311 *The closed session was not held.*

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

314 1. Envera

315 2. JCS Investigations

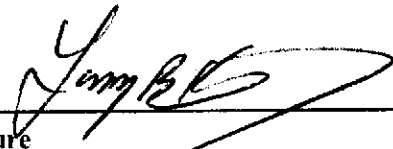
316 C. Close Closed Session

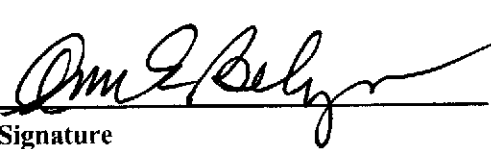
317 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

318 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned
319 the meeting at 9:16 p.m., for the Cory Lakes Community Development District.

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

323 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
324 meeting held on DECEMBER 18, 2025.

325 
Signature


Signature

326 Larry B. Krause Jr.
327 Printed Name

Ann E. BELYEA
Printed Name

328 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman