

1 **MINUTES OF 2/19/26 REGULAR MEETING & CLOSED SESSION**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

3
4 The Regular Meeting and Closed Session of the Board of Supervisors of the Cory Lakes Community
5 Development District was held Thursday, February 19, 2026 at 6:00 p.m. at Cory Lakes Beach Club, 10441
6 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 TEAMS at [Cory Lakes Teams Meeting Link](#), Meeting ID: 223 730 841 579 33, Passcode: 34np7r6v, or
8 telephonically at +1-312-667-7136.

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 David Wenck (<i>Virtual</i>)	Senior District Manager, Kai
21 Vivek Babbar	District Counsel, Straley Robin Vericker, P.A.
22 Charles Reed	District Engineer, Johnson Engineering, Inc.
23 Dane Engle	Facilities Manager, JCS
24 Michael Sakellarides	Facilities Manager, JCS
25 Anthony Vega	Account Manager, Juniper Landscaping
26 Kevin Riemensperger (<i>Virtual</i>)	Aquatics Manager, Steadfast
27 Vincent Palevich	Vice President, 813 Services

28 *The following is a summary of the discussions and actions taken at the February 19, 2026 Cory Lakes*
29 *CDD Board of Supervisors Regular Meeting and Closed Session.*

30 **SECOND ORDER OF BUSINESS – Business Items**

31 A. Exhibit 1: Solicitation for Proposals for District Management Services

32 1. Exhibit A: Scope of Services

33 Mr. Babbar stated that he worked with Vice Chairman Apple on the solicitation. He explained that a
34 standard scope was used, proposals were solicited instead of a formal RFP due to threshold limits, and the
35 submitted proposals primarily focused on district management services.

36 B. Presentation of District Management Services Proposals:

37 1. Exhibit 2: Access Management - \$59,400.00/yr

38 Access Management was a sister company of the POA management team and wanted to meet quarterly
39 with POA management without the Board to gauge resident issues. Stated that Cory Lake Isles would be their
40 first CDD to manage and that they might add approximately \$4,000 to \$5,000 annually in ancillary fees.

41 2. Exhibit 3: Governmental Management Services (GMS) - \$77,000.00/yr

42 GMS discussed that they could include minor maintenance services if needed and explained the
43 transition process. Advised that the Tampa office managed 35 CDDs and would waive the first month's cost.
44 Stated that they would not charge for a budget workshop if needed and that it would not be necessary for an

45 accountant to attend meetings to address financials since the District Manager understood them, although
46 attendance could be arranged if needed.

47 3. Exhibit 4: Inframark - \$67,267.00/yr

48 Inframark discussed that their skilled in-house inspectors would handle field inspections and reports and
49 could perform basic maintenance. Stated that they used Strongroom and provided Board access, employed a
50 two-team approach to District Management with a Senior District Manager and District Manager attending every
51 meeting, and maintained a shared project Board for Supervisors. They explained that their DMs could address
52 financials and proposals at meetings and that they paid for a Board workshop as a team meet and greet. They
53 added that they would waive the first two months' costs and that accountants called into every meeting.

54 4. Exhibit 5: Rizzetta & Company - \$76,200.00/yr

55 Was not able to attend the meeting.

56 5. Exhibit 6: Vesta - \$70,000.00/yr

57 Vesta discussed that they used Strongroom for accounting and could provide Supervisors with view
58 access. Stated that financials could be tailored to Board preferences and that a backup District Manager, would
59 be available. Emphasized responsiveness, communication, and partnership, explained the transition plan, and
60 noted that they would waive three months' costs prorated for the year. Advised that the accountants worked out
61 of Lake Mary.

62 **THIRD ORDER OF BUSINESS – Chairman's Opening Comments**

63 Chairman Belyea thanked the audience for their comments on security and stated that security would
64 provide a report later, along with an overview of community access related to road repairs and the Morris Bridge
65 detour, but noted that there would be no interaction at that time.

66 **FOURTH ORDER OF BUSINESS – Other Supervisors' Opening Comments**

67 Supervisor Aliaga raised concerns that a security guard was patrolling both their community and
68 another, questioning why paid services were being shared and citing video evidence of the guard using the
69 community's truck.

70 Supervisor Acoff stated that while there were issues and transition challenges, the team had stepped up
71 when needed and should be given an opportunity to perform. He emphasized that homeowners should be allowed
72 to speak, plans should be made to address gaps, and perfection should not be expected overnight. He encouraged
73 focusing on the positive, working collaboratively, and maintaining a professional relationship as the community
74 continued to improve.

75 Supervisor McIntyre addressed concerns about road access and speeding. She stated that the gates
76 should allow entry because the roads are public and noted that residents had complained about detour signs. She
77 suggested asking the city for funding to maintain the roads and contacting the county commissioner to remove
78 the detour sign. She also expressed frustration with speeding in the community, noting that off-duty police and
79 rovers had been ineffective, and requested input on installing speed bumps or stop signs to improve safety.

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

82 Mr. Ramphal stated that the District had financial issues and emphasized that accountants or CPAs
83 should step in to properly review records and financial statements. He expressed that a six-month proposal was
84 not sufficient and suggested that GMS was a strong option because they had a capable CPA who could provide
85 clear financial oversight to the Board.

86 A resident asked the Board to consider transparency, accountability, and timely reporting when
87 reviewing the proposals. The resident stated having no preference for any company and encouraged the Board
88 to review the line items carefully and choose the company that could deliver clear and reliable reports.

89 A resident noted the importance of cost.

90 Mr. Shaw opposed keeping the gates open for detours, stating that the decision had not been properly
91 vetted and had created safety risks, traffic issues, and inconvenience for residents. He requested that the Board
92 allow residents to speak on non-agenda items at the beginning of meetings and expressed concern that CDD
93 management and maintenance staff should be CDD employees rather than third party contractors due to potential
94 conflicts of interest, urging the Board to consider community concerns fairly.

95 A resident expressed concerns about declining gate security, stating that access control and
96 professionalism had worsened compared to previous years despite residents funding the service. She reported
97 incidents of unauthorized individuals entering the community and errors in visitor authorization, emphasizing
98 that current practices had placed residents at risk and did not meet the security standards originally promised to
99 homeowners. Supervisor Acoff requested the letter to review.

100 Mr. Castillo thanked the Board for recent improvements, including floor replacements, new furniture,
101 and scheduled road repairs, noting that these upgrades were appreciated. He raised maintenance concerns,
102 including nonfunctioning monument lighting, unmaintained landscape lighting, and gutters and sidewalks that
103 should be pressure washed. He also suggested adding signage to prevent trucks from damaging the Cross Creek
104 security gate roof and requested repainting of the mailbox in front of the clubhouse.

105 Mr. Ramphal stated that residents expected their fees to be spent responsibly and that current vendors
106 should be given 45 days to address security and housekeeping concerns before considering an RFP. He praised
107 the team for filling gaps left by previous management, noted their ethical work, and affirmed that GMS was a
108 good choice for district management.

109 A resident stated that, in addition to concerns raised by neighbors about gate security and vehicle access,
110 allowing unchecked traffic would increase wear and tear on roads that had already been damaged, causing further
111 issues for the community.

112 **SIXTH ORDER OF BUSINESS – Discussion/Consideration of District Management Services Proposals**

113 Chairman Belyea stated that she would like to limit the discussion for acceptance to the four companies
114 that had presented. Supervisor Acoff emphasized that GMS, with two CPAs and competitive pricing, was the
115 best choice to avoid costly mistakes. Supervisor Apple agreed, ranking GMS highest for their accounting
116 expertise and depth. Mr. Aliaga supported GMS, and Supervisor McIntyre noted they scored 47 out of 50 points.

117 On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board nominated **GMS**
118 **for District Management Services**, for the Cory Lakes Community Development District.

119 Mr. Babbar stated that he would work with GMS on the contract, noting that the first month of services
120 would be waived, one additional meeting would be at no cost, and a rate sheet would be attached.

121 Chairman Belyea stated that Kai would run the March meeting, but GMS should start working on the
122 financials immediately. GMS explained that the current record custodians would maintain account access until
123 April 3, so March financials would be provided for review at the April meeting, and the transition process,
124 including resolutions, officer elections, and bank transfers, would begin in March.

125 Mr. Babbar confirmed the contract would start March 1, 2026, with GMS handling back-office work
126 during the first month while the waived month applied, and district management services for meetings and
127 agendas would begin the next month. Chairman Belyea stated that this timeline would allow the Board to receive
128 complete March financials for the April meeting. Supervisor Acoff noted that budget development should occur
129 during March and April for review in May, and GMS agreed that a budget workshop could be held in April so
130 the Board would be prepared for budget adoption in June.

131 **SEVENTH ORDER OF BUSINESS – Vendor Updates**

132 A. Elite Pavers

133 B. District Engineer: Johnson Engineering, Inc.

134 Mr. Reed reported on the traffic study and weirs projects. He stated that the traffic engineer was ready
135 to study troubled areas using speed monitoring strips and would coordinate with Mr. Engle and Mr. Sakellarides
136 at the facility management office, with a not-to-exceed cost of \$10,000 covering the study, recommendations,
137 and inspections. He confirmed that the original weirs project was complete, with two of eight weirs repaired,
138 and additional repairs would be estimated and prioritized for budgeting. Vice Chairman Apple and Supervisor
139 Acoff discussed notifying SWFMWD of completed improvements and submitting the updated operations and
140 maintenance report next month. Mr. Reed also reported on paver repairs at Cross Creek, noting minor color
141 discrepancies and patchwork challenges, and confirmed he would oversee the work. Finally, Mr. Sakellarides
142 provided an update on the lake wells, stating that two companies had declined the project and one was pending
143 response, with efforts continuing to find a contractor to restore the water level.

144 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH Ms. McIntyre VOTING NAY, the Board
145 approved **District Engineer obtain further information on the wells to determine ways to increase the**
146 **lake's water level**, for the Cory Lakes Community Development District.

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

148 1. Update: 17923 Cachet Isle

149 Mr. Babbar gave an update on Cachet Isles: they have an engineering firm and are moving forward with
150 their application, with a check submitted and signatures needed before April 14, 2026. He also raised concerns
151 about supervisors approaching vendors directly, stressing that only board-authorized members or district
152 management should give direction. He recommended drafting a resolution to protect vendors and staff from
153 individual board member interference, which would be presented at the March meeting, the Board agreed.

154 D. Juniper

155 1. Exhibit 7: Post Cold Damage Letter

156 The Juniper team attended to introduce themselves; Steve Small is no longer with Juniper. Mr. Jordan
157 and Mr. Vega from Juniper provided an update on the community's landscaping and irrigation. They explained
158 that monthly site audits and agronomy reports would assess plant health, turf, irrigation, and pest issues, and that
159 freeze damage had temporarily limited what could be evaluated. They introduced Juniper mapping, which would
160 use aerial photos over time to track improvements. Supervisors raised concerns about staff hours, fertilization
161 schedules, and plant survival after freezes. They also discussed budgeting for plant and tree replacements. Mr.
162 Jordan emphasized that plant survival would depend on species suitability and weather conditions, and that some
163 plants might not return. Chairman Belyea and Supervisor Acoff requested a comprehensive plan showing what
164 could be restored this year and what should be budgeted for next year to bring the community back to an
165 appropriate appearance, including recommendations for appropriate plants and potential replacements.

166 Mr. Sakellarides noted that within days of Mr. Vega starting, he had already sent an email detailing the
167 freeze and the condition of plant material, along with over 30 photos of damaged areas. He praised Mr. Vega for
168 hitting the ground running and maintaining near-daily communication about various matters.

169 2. Consideration/Approval of Proposals:

170 a. Exhibit 8: Replacement of Plant Material (Clubhouse) - \$5,420.00

171 b. Exhibit 9: Irrigation Repair (Antilles Isle) - \$225.87

172 Chairman Belyea noted that they had discussed it previously but had waited for the appropriate season
173 to approve work for the front area. Mr. Jordan agreed, acknowledging the weather conditions and stated they
174 were content to wait until March to revisit the discussion.

175 E. Exhibit 10: Steadfast – February 2026 Waterway Inspection Report

176 Mr. Riemensperger reported that February was a good month for the ponds, with only minor algae in
177 some smaller ponds. Mr. Krause asked about water levels, and Mr. Riemensperger noted they are low across
178 most properties due to limited rain and last year's lack of hurricanes. He added that another cold snap is expected,
179 but most plants remain hardy, going into winter dormancy and surviving near-freezing temperatures.

180 F. Envera

181 1. Exhibit 11: Consideration/Approval of Access Control Upgrade Proposal

182 a. One-Time Total - \$15,021.20

183 b. Monthly Total - \$381.28

184 Mr. Engle presented a proposal to replace all fingerprint readers with a Bluetooth system, as current
185 readers don't work for everyone. Vice Chairman Apple asked about the remaining users, and Mr. Engle
186 explained they'll assist those affected by resetting fingerprints or providing card access. Mr. Sakellarides added
187 they'll input card info for the 5-10 impacted users to restore access.

188 Supervisor Acoff asked how long the current system could last without replacement and how it fits into
189 long-term planning. Mr. Sakellarides said it would reduce issues temporarily but isn't a permanent solution, and
190 the equipment is leased, not owned. Chairman Belyea asked how many residents are affected; Mr. Sakellarides
191 said a couple dozen, mostly gym users, with workarounds available after hours. The pool access isn't impacted
192 because it has multiple entrances.

193 On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH Mr. Acoff VOTING NAY, the Board
194 approved to **post a sign at the gym for residents to call the rover if they need access**, for the Cory Lakes
195 Community Development District.

196 **EIGHTH ORDER OF BUSINESS – POA Reports**

197 There being none, the next item followed.

198 **NINTH ORDER OF BUSINESS – Financial Items**

199 A. Consideration/Acceptance of the Unaudited Financial Statements with Variance Report, Prepaid
200 Expenses, and Project List

201 1. Exhibit 12: December 2025

202 2. Exhibit 13: January 2026

203 Board agreed to table this in the next meeting.

204 **TENTH ORDER OF BUSINESS – Approval of Minutes**

205 A. Regular Meeting & Closed Session: January 15, 2026

206 1. Exhibit 14: Summary of Motions

207 2. Exhibit 15: Meeting Minutes

208 Supervisor Acoff noted line 132 only showed the amount and said it should show and spell out the
209 company name.

210 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
211 **Regular Meeting, & Closed Session: January 15, 2026 Meeting Minutes as amended**, for the Cory Lakes
212 Community Development District.

213 3. Exhibit 16: Action Item List as of February 12, 2026

214 4. Exhibit 17: Contract List as of February 12, 2025

215 **ELEVENTH ORDER OF BUSINESS – Staff Reports**

216 A. Facility Manager

217 1. Exhibit 18: February 2026 Report

218 Mr. Engle provided an update on projects, noting the Enos painting was delayed due to the high cost,
219 but a second quote reduced it significantly. He mentioned new quotes for gutters on the pool house and beach
220 club, and repairs for a sidewalk and asphalt patches on Cross Creek.

221 Mr. Engle updated the Board on roadway cleaning, noting that a full street sweep could be done for
222 \$945.00 but would only remove dirt, not discoloration. He awaited higher quotes for water-assisted sweeping
223 and presented a \$60,000.00 quote to pressure wash all curbing, which could be split into quadrants over time.
224 Supervisor McIntyre noted past budgets prioritized sidewalk safety over cleaning, and another supervisor said
225 \$60,000 might be unaffordable this year. The Board discussed breaking the project into sections, possibly
226 purchasing a street cleaning machine, and adding staff if needed. Chairman Belyea emphasized allocating funds
227 for these projects in future budgets.

228 Mr. Engle reported that staff completed black spray painting internally to save costs, including guard
229 booths, gates, courts, and pool fencing, with remaining areas to be finished before spring break. He stated the
230 pool and amenities were inspected and fully operational, with furniture, heaters, and systems functioning
231 properly, and only a minor shower repair underway. Supervisor Acoff confirmed there were no service issues,
232 and Mr. Engle noted daily coordination with maintenance. Supervisor McIntyre asked about damaged cushions
233 and amenity status, and Mr. Engle confirmed equipment, lane dividers, ADA access, and volleyball nets were
234 operational following repairs. Supervisor McIntyre observed strong community use of the courts and suggested
235 purchasing additional pickleball nets to accommodate demand, and the Board concurred.

236 Chairman Belyea asked what could be done with unused furniture that needed to be removed. Mr.
237 Babbar stated that the Board was allowed to dispose of or donate district assets as long as the value of any
238 individual item did not exceed \$5,000.

239 Mr. Engle stated that he looked into vehicle stickers to help identify residents and reduce repeated stops,
240 but Chairman Belyea noted that the existing barcode system already served that purpose and questioned the need
241 for stickers.

242 Mr. Engle also reported that Tampa Police were contacted for traffic control during the Cross Creek
243 closure at Morris Bridge, explaining that two officers would be needed daily for fourteen days with a rate of
244 \$49/hour at an estimated cost of about \$9,600, though coverage was not guaranteed. Vice Chairman Apple stated
245 that the Captain indicated officers would likely provide coverage during those hours.

246 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
247 the use of two Tampa Police officers for traffic control during the Cross Creek closure at Morris Bridge,
248 for fourteen (14) days at a rate of \$49.00 per hour, for an estimated total cost of approximately \$9,600.00,
249 for the Cory Lakes Community Development District.

250 Mr. Engle stated that the Signarama sign approved by the Board still required updated wording, and the
251 quote might need revision since the final verbiage had not been submitted. Supervisors would resubmit their
252 verbiage for the next meeting.

253 Mr. Engle presented a Project Tracker showing nearly 200 completed projects since June 1, 2025 and
254 noted that daily maintenance tasks were not included. Chairman Belyea requested a digital copy to share
255 accomplishments with the community. He also thanked the Board and stated services could return to the original
256 contract price starting in May. Mr. Babbar advised placing contract discussions on a future agenda. Supervisors
257 Acoff and McIntyre emphasized maintaining service quality and recognized the value of current services.

258 Supervisor Acoff expressed confidence in the transition to GMs, and Mr. Engle stated they had an
259 existing professional relationship with the incoming team and expected smooth coordination.

260 2. Consideration/Approval of Proposals:

261 a. Exhibit 19: Enos Executive – Clean, Repair, & Paint Bridge and Signs (Cachet
262 Isle) - \$10,500.00 – *This item was brought back from the last meeting.*

263 b. Exhibit 20: William Acosta – Repair & Paint (Cachet Isle Bridge) - \$4,100.00

264 On a MOTION by Ms. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
265 **proposal from William Acosta for Repair & Paint of Cachet Isle Bridge in the amount of \$4,100.00**, for
266 the Cory Lakes Community Development District.

267 c. Exhibit 21: 1 Swipe – Pressure Cleaning (Cachet Isle Bridge) - \$750.00

268 On a MOTION by Ms. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the
269 **proposal from Swipe for Pressure Cleaning of Cachet Isle Bridge in the amount of \$750.00**, for the Cory
270 Lakes Community Development District.

271 d. A#1 Seamless – Repairs

272 i. Exhibit 22: Pool House - \$6,283.00

273 ii. Exhibit 23: Beach Club - \$12,951.00

274 It was agreed to table the proposals in the next meeting.

275 B. District Manager: Kai

276 1. Exhibit 24: FY 2026 Meeting Schedule

277 2. Quorum Check for Regular Meeting and Closed Session – 03/19/2026 at 6:00 p.m.

278 A quorum was confirmed for the March meeting.

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

281 A resident proposed running sports camps for Cory Lake Isles kids, offering tennis, basketball, and
282 soccer from 9 a.m. to noon, with a possible extension to 2 p.m. if demand increased. The camps would run for
283 two weeks in June, with potential additional weeks in July and August, requiring a minimum of eight kids. It
284 was for Cory Lake Isles residents only but kids could bring friends. The resident emphasized the use of safe
285 outdoor amenities and possible indoor activities like chess if interest arose. Supervisor Acoff noted that proposals
286 should ideally be reviewed beforehand and discussed in one meeting after proper preparation. Supervisor Aliaga
287 raised the need for insurance, and Mr. Babbar clarified that proper coaching or event insurance would be required
288 for the Board to approve.

289 On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
290 **put the Resident’s proposed Sports Camp on March meeting agenda for Board consideration and**
291 **approval**, for the Cory Lakes Community Development District.

292 Mr. Carpenter noted that the Cross Creek monument light at the intersection of Cross Creek and Cory
293 Lake Drive was out and that any changes had been delayed because an electrician needed to run wiring from the
294 box to the light under the pavers. Mr. Engle reported that two quotes from different companies had been received
295 in previous months to fix all monument lights. He explained that the issue had been brought up several times
296 and that it would need confirmation with Elite Pavers regarding whether they were handling that section.

297 On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to
298 **appoint Mr. Acoff to work with staff to get a proposal for the monument light, within Chairman's**
299 **spending authority**, for the Cory Lakes Community Development District.

300 A resident explained that the SWFMWD required engineer sign-offs on certain repairs. Ms. Stewart and
301 Mr. John Hall initially would not sign off because items were broken, so only two were repaired. The resident
302 expected more fixes after the next inspection. Vice Chairman Apple noted it was on a schedule, and Chairman
303 Belyea added that Mr. Reed would sign off on the two and inform about the remaining six, highlighting the costs
304 involved. The resident reported the lake water had dropped 36 inches and suggested checking on Mr. Small,
305 praising his dedication. They also noted rain and landscapers caused water to stay on curbs, making cleaning
306 less effective.

307 **THIRTEENTH ORDER OF BUSINESS – Supervisors Requests**

308 Vice Chairman Apple asked about the CDD's authority over gate management and whether gates should
309 be open to the public or limited to visitors. Mr. Palevich explained that guards were manually inputting visitor
310 licenses since the scanner was down. They asked visitors for the address they were visiting and tried to delay
311 non-residents without turning them away outright. Supervisor McIntyre asked if guards encouraged people to
312 turn around, and Mr. Palevich said it depended, but stalling was more effective than telling everyone to leave.
313 Mr. Babbar added that with ongoing construction, closing gates could draw city scrutiny, and the city had the
314 authority to require gates remain open for traffic safety. Supervisor Acoff noted the CDD had received no
315 funding from the city or county for roadways despite paying taxes, calling it "taxation without representation."

316 Discussion continued about keeping gates open, but Mr. Engle clarified that gates would remain closed
317 for now. Once the Cross Creek project added staff, they might consider holding gates open temporarily to reduce
318 wear on motors and assist with traffic, but the current plan was to keep everything closed.

319 Supervisor McIntyre noted the Sunshine Board, started by Cyril Spiro, remained online and violated
320 Sunshine Laws. Mr. Babbar said it could be deactivated but records should be kept. McIntyre recommended
321 contacting Spiro to download the records for public documentation and then remove the board, which Mr.
322 Babbar agreed with.

323 On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to
324 **appoint the Chairman to contact Mr. Spiro and send a letter asking him to shut down the Sunshine Board**
325 **and provide the records**, for the Cory Lakes Community Development District.

326 Supervisor McIntyre suggested inviting Mr. Viera to the March or April meeting to discuss getting city
327 support for funding the roads.

328 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to
329 **invite Mr. Viera to attend the March or April meeting to address the situation and explore possible**
330 **funding from the city to repair and maintain Cory Lakes CDD roads**, for the Cory Lakes Community
331 Development District.

332 Supervisor McIntyre made another motion.

333 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to
334 **invite Mr. Hayden to attend the March or April meeting to address the situation and explore possible**
335 **plans for roads**, for the Cory Lakes Community Development District.

336 Supervisor McIntyre made another motion.

337 On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to
338 **appoint the Chairman to liaise and contact the City and County to invite them to attend the next meeting,**
339 **for the Cory Lakes Community Development District.**

340 Supervisor Acoff discussed the need to strengthen security measures and request tangible support from
341 the city when road projects affected the community, including additional officers or resources during disruptions.
342 He also asked how the Board could establish better communication to receive timely project notifications. Mr.
343 Sakellarides stated that they could coordinate with the Department of Transportation to be added to mailing lists
344 for advance notices. Mr. Babbar explained that the City of Tampa usually issued road closure alerts and
345 recommended initiating communication with designated contacts, while also encouraging residents to send
346 concerns directly to officials to help gain attention and support. The Board consented staff or counsel to address
347 the community and send letters to the Commissioners.

348 Mr. Palevich reported that based on the last 32 days of data, there were 121 incidents recorded, including
349 numerous parking violations, vehicle removals, accidents, property damage, solicitors, and behavioral issues at
350 amenities. He explained that enforcement had previously been limited because gate attendants were not allowed
351 to request identification or enforce violations, which reduced effectiveness. He noted ongoing resident
352 complaints about non-residents, overcrowding, and amenity misuse, and recommended clearer communication
353 with residents regarding security operations and policies. Chairman Belyea clarified that enforcement was never
354 prohibited except during prior storm related directives, and Mr. Babbar confirmed that the Board's direction was
355 to fully enforce all rules moving forward. Mr. Palevich also suggested issuing a community notice explaining
356 gate access rules and legal limitations, while providing updates on equipment issues and operational delays at
357 the gate.

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

360 A. Open Closed Session

361 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board opened **the**
362 **Closed Session**, for the Cory Lakes Community Development District.

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

365 1. Envera

366 2. JCS Investigations

367 C. Close Closed Session

368 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board closed **the**
369 **Closed Session**, for the Cory Lakes Community Development District.

370 A motion was made for staffing in the Cross Creek Entrance.

371 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **the**
372 **manpower to cover staffing for the Cross Creek Entrance closure in the amount of \$160.00 per day with**
373 **a total amount not to exceed \$5,000.00**, for the Cory Lakes Community Development District.

374 A motion was made to authorize the Facility Manager to purchase barriers for road closures for Cory
375 Lake Isles.

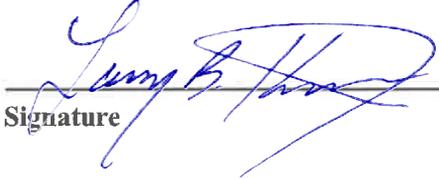
376 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to
377 authorize the Facility Manager to purchase barriers for road closures and other necessary road closure
378 notifications in the amount not to exceed \$2,500.00, for the Cory Lakes Community Development District.

379 **FIFTEENTH ORDER OF BUSINESS – Adjournment**

380 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned
381 the meeting at 10:29 p.m., for the Cory Lakes Community Development District.

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 March 19, 2026.

387 
Signature


Signature

388 Larry Krause
389 Printed Name

ANNE BELYEA Chair CCI CDD
Printed Name

390 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman