

**MINUTES OF MEETING
CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cory Lakes Community Development District was held on Thursday, April 16, 2026 at 6:00 p.m. at the Cory Lakes Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

Present and constituting a quorum:

Todd Apple	Vice Chairman
Ronald Acoff	Assistant Secretary
Juan Jose Aliaga	Assistant Secretary
Cynthia McIntyre	Assistant Secretary

Also present were:

Brian Young	District Manager, GMS
Vivek Babbar <i>by Zoom</i>	District Counsel
Michael Sakellarides	YKV Living
Charles Reed	Johnson Engineering
Anthony Vega	Juniper

The following is a summary of actions taken at the April 16, 2026, Cory Lakes Community Development District Regular Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Young called the meeting to order and called the roll. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Board recited the Pledge of Allegiance.

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THIRD ORDER OF BUSINESS**Chairman's Comments**

The Chair was not present to provide comments.

FOURTH ORDER OF BUSINESS**Audience Comments *(limited to three (3) minutes per individual on agenda items) & Supervisor Comments.***

A Board member asked that Supervisor requests be added as a regular agenda item in future meetings. The Supervisor also welcomed a newly appointed Board member and expressed appreciation for their willingness to serve the community. Staff acknowledged the request and confirmed that Supervisor comments would be included going forward.

A Supervisor addressed the Board regarding concerns with the District's security patrol vendor. He alleged that a security officer had been observed patrolling multiple communities simultaneously and expressed concerns regarding vendor accountability and treatment of the community. He stated support for maintaining standards and protecting the interests of the community.

Resident (Mr. Hanson) addressed the Board regarding concerns with repairs competed at the Cross Creek entrance paver area. He expressed dissatisfaction with the appearance and quality of the repairs, stating that the replacement pavers did not match the original materials and appeared inconsistent in color and finish. Additional concerns included the use of beveled pavers, visible patch cuts, and remaining potholes near the entrance area.

Resident (Mr. Hanson) also stated that he had previously submitted photographs and written concerns to the Board and provided additional visual examples during the meeting. Staff acknowledged receipt of the comments and advised that further communication could continue following the meeting.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Elite Pavers****1. Consideration of Elite Pavers Proposal for Paver Replacement on Cross Creek – Phase 3**

Mr. Young presented the proposal from Elite Pavers for Phase 3 roadway paver replacement in Cross Creek. District Engineer Mr. Reed provided an overview of the completed Phase 1 and Phase 2 work, including temporary repairs completed as part of Phase 2A. Mr. Reed explained that the roadway improvements included replacement of the original 60-millimeter

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driveway-style pavers and installation of a stronger roadway base beneath the pavers to improve structural integrity and longevity.

Mr. Reed addressed resident concerns regarding paver height, color variation, and patchwork appearance. He explained that slight elevation differences were intentional to allow for natural settling under traffic and confirmed that inspections showed the installation met design and compaction standards. He stated that color variations resulted from different manufacturing batches and noted that weathering and traffic would create a more uniform appearance over time.

Board members discussed long-term durability of the roadway improvements, the phased repair approach, and the use of temporary repairs until full Phase 3 replacement could be completed during the next fiscal year.

The proposed Phase 3 project totaled approximately \$178,949 with a previously submitted \$10,000 deposit. After discussion, the Board reached a consensus to table consideration of the proposal until the next fiscal year budget cycle. The Board also discussed the possibility of reviewing additional proposals at that time before taking final action.

2. Consideration of Elite Pavers Proposal to Patch Pavers between Phase 1 & 2

Mr. Young presented a proposal from Elite Pavers for interim repairs to damage roadway pavers located between Phase 1 and Phase 2 of the Cross Creek roadway project. Staff explained that the repairs were completed to address deteriorated areas where pavers had begun shifting and lifting, creating safety concerns for residents and vehicles prior to completion of the full Phase 3 roadway improvements.

Discussion occurred regarding prior authorization of emergency repair work and the District's spending authority resolution. A Board member expressed concern that the total repair cost exceeded the Chairman's authorized emergency spending limit of \$10,000. Staff explained that the repairs were considered time-sensitive and necessary to avoid additional mobilization costs, project delays, and further roadway deterioration.

Board members discussed the necessity of the repairs and agreed that the interim work was in the best interest of the community to maintain roadway safety and functionality until the larger Phase 3 project could be completed. Staff further clarified that \$10,000 of the work had been previously approved by the Chairman under the emergency spending authority, with the remaining balance requiring Board approval.

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A motion was made and seconded to approve the remaining balance of the Elite Pavers proposal totaling \$16,645.

On MOTION by Mr. Acoff, seconded by Mr. Apple, with all in favor, the Proposal of Elite Pavers to Patch Pavers Between Phase 1 and Phase 2, was approved 4-0.

B. Engineer

Mr. Reed provided an update on the District's ongoing weir improvement project. Mr. Reed reported that the contractor had been directed to remove the construction barge from the site prior to the upcoming weekend and that final sign-off on the project was anticipated shortly thereafter.

The Board requested that staff provide a future estimate and timeline for any additional weir-related capital improvement projects based on the current condition of the District's structures. Board members also discussed the need for continued monitoring of the weirs to ensure proper functionality following significant rainfall events. Mr. Reed confirmed that inspections had been conducted during construction and that the completed repairs appeared to be functioning as designed, though drought conditions had limited opportunities to observe full stormwater flow conditions.

Board members requested that future inspections be conducted during or after significant rain events to confirm operational performance and adequate water flow across the weirs.

C. District Counsel

Mr. Babbar provided a legislative update regarding recently passed bills affecting special Districts. He reviewed House Bill 145, which increases governmental liability caps effective October 1, 2026, and reduces the statute of limitations for claims against governmental entities from four years to two years. He advised that the District's insurance carrier was reviewing the potential impact on future premiums.

Mr. Babbar also discussed Senate Bill 1180, which establishes a recall process for resident-elected CDD supervisors effective July 1, 2026. The process includes petition requirements, referendum procedures, and financial responsibility for recall-related costs by the requesting party.

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An update was provided regarding drainage modifications. Mr. Babbar advised that the SWFWMD was continuing its review and that no action from the District was required at this time.

The Board also discussed potential revisions to the District's amenity rules and policies, as well as the possibility of holding workshop meetings for budget and project discussions. Staff reviewed workshop notice requirements and Sunshine Law limitations.

D. Landscape Manager

1. Report

Mr. Vega provided an update on ongoing landscape recovery efforts following recent weather impacts. Staff reported that many plants and palm trees were showing signs of recovery, though some plant material would likely require replacement. Staff advised that additional evaluation time was needed to determine the extent of replacement needs and indicated that recommendations and budget projections would be presented at a future meeting. The Board also discussed weed treatment efforts, irrigation concerns, and the importance of maintaining irrigation functionality during the recovery process.

2. Consideration of Juniper Proposal for Tree Limb Removal on Cory Lakes Boulevard

The Board considered a proposal from Juniper for tree trimming and canopy lifting along Corey Lake Boulevard to improve clearance for larger vehicles.

On MOTION by Mr. Apple, seconded by Mr. Acoff, with all in favor, the Juniper Proposal for Tree Limb Removal on Corey Lakes Boulevard was approved 4-0.

3. Consideration of Juniper Proposal to Repair the Pool Area Track Valve

The Board considered a proposal from Juniper to repair a leaking trap valve near the pool area irrigation system. Staff explained that the valve was aging and causing leakage and safety concerns near the pool deck area.

On MOTION by Mr. Acoff, seconded by Mr. Apple, with all in favor, the Juniper Proposal to Repair the Pool Area Track Valve, was approved 4-0.

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E. Aquatic Manager

The Board reviewed the Aquatics Manager's report. Staff noted that discussions were ongoing regarding inspection of seawalls, pond banks, and erosion areas throughout the community, particularly in areas exposed by low water levels caused by current drought conditions. Staff advised that several locations, including areas near the Beach Club playground and pool area, were being evaluated proactively to identify potential maintenance needs before conditions worsen.

Board members also discussed Pond 11 near Cross Creek and questioned whether it was currently included within the regular maintenance and reporting schedule. Staff confirmed the pond is a District responsibility and agreed to follow up with the Aquatics Manager regarding future reporting and inspection inclusion.

Additional discussion occurred regarding formatting improvements for future agenda packages and adjusting the agenda order to move POA reports closer to related items for efficiency.

F. Field Manager

1. Report

Mr. Sakellarides provided an update regarding drainage issues at the tennis court parking lot following several recent heavy rain events. He reported that stormwater backup caused flooding in the parking lot and led to settlement and collapse of pavers surrounding a drain grate. Emergency repairs were performed to stabilize the area and restore drainage functionality.

During the repair process, staff discovered an abandoned four-inch drainage pipe beneath the pavers that had previously been cut and improperly sealed, allowing sediment and base material beneath the pavers to wash into the storm drain system. Temporary repairs included capping the pipe, replacing base material, and reinstalling the affected pavers.

Staff discussed proposals for additional inspection and maintenance work, including drain cleaning, jetting, and video scoping of the storm line to determine if additional damage or blockage exists within the system. Board members also discussed previous evaluations completed throughout the community and concerns regarding root intrusion, mulch buildup, and long-term stormwater maintenance needs.

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2. Consideration of Gate Tech Inc. Proposal for Interior Exit Gate Control Board at Cross Creek

The Board considered a proposal from Gate Tech Inc. in the amount of \$623.05 to replace a damaged control Board at the Cross Creek entry gate. Staff advised that the repair was needed to maintain proper gate operation and emergency access functionality.

On MOTION by Mr. Apple, seconded by Mr. Acoff, with all in favor, the Proposal from Gate Tech Inc. for Interior Exit Gate Control Board at Cross Creek in the Amount of \$623.05, was approved 4-0.

3. Consideration of Enos Executive Painting Proposal for the Monument Sign near Morris Bridge Road

The Board considered a proposal from Enos Executive Painting in the amount of approximately \$1,750 for stucco repair and repainting of the monument sign near Morris Bridge Road. Staff advised that the monument had developed stucco deterioration and required repair work in addition to repainting.

During discussion, Board members noted that the District had recently utilized another painting vendor for separate work but confirmed that Enos Executive Painting had completed prior monument work within the community.

On MOTION by Mr. Apple, seconded by Ms. McIntyre, with all in favor, the Proposal from Enos Executive Painting for the Monument Sign Near Morris Bridge Road in the Amount of \$1,750, was approved 4-0.

4. Consideration of GPH Services Proposal for Vac Truck & CCTV Inspection Services

The Board considered a proposal from GPH Services in the amount of \$5,000 for storm drain cleaning, jetting, and CCTV inspection services related to the drainage issues discussed earlier in the meeting. Staff explained that the work would include cleaning and inspection of the affected drainage line to identify any additional blockages, damaged piping, or undocumented drainage connections within the system.

Board members discussed the importance of ensuring the scope of work included inspection of the entire affected drainage area and not solely the immediate drain location.

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Additional discussion occurred regarding the possibility of undiscovered drainage issues contributing to the ongoing flooding concerns. A motion was made to approve the proposal, contingent upon staff finalizing an appropriate scope of work for the inspection services.

On MOTION by Ms. McIntyre, seconded by Mr. Apple, with all in favor, the Proposal from GPH Services for Vac Truck & CCTV Inspection Services, Pending Contingent Upon Staff Finalizing Appropriate Scope Of Work, was approved 4-0.

5. Ratification of GPH Services Invoice for Pipe Cleaning

The Board considered ratification of the GPH Services invoice for emergency pipe cleaning services related to the drainage issues at the tennis court parking lot. Staff explained that the work had already been completed to restore drainage flow and prevent further flooding concerns.

On MOTION by Mr. Acoff, seconded by Mr. Apple, with all in favor, the GPH Services Invoice for Pipe Cleaning, was ratified 4-0.

6. Ratification of Flagger Force Invoices

The Board considered ratification of Flagger Force invoices totaling approximately \$19,513.09 for traffic control services. Staff explained that the invoices covered multiple shifts and traffic control operations associated with recent roadway and construction activities. Staff also noted that one invoice remained under review due to a billing discrepancy involving a prior deposit credit. Board members discussed that the expenses would be charged against the District's police and security line item and commented positively on resident feedback regarding the traffic control operations.

On MOTION by Ms. McIntyre, seconded by Mr. Acoff, with all in favor, the Flagger Force Invoices Totaling \$19,513.09, was ratified. 4-0.

7. Ratification of Site Masters of Florida, LLC Invoice

The Board considered ratification of a Site Masters of Florida LLC, invoice in the amount of \$2,400 for emergency drainage repairs. Staff explained that the work included sealing an

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exposed four-inch ADS pipe, replacing missing road base material, and resetting pavers in the affected drainage area near the tennis court parking lot.

On MOTION by Mr. Acoff, seconded by Mr. Apple, with all in favor, the Site Masters of Florida, LLC Invoice, was ratified 4-0.

Mr. Young presented a proposal for sidewalk grinding repairs in several areas of the community to address uneven sidewalk panels and potential trip hazards. The proposal totaled approximately \$1,039. During discussion, staff advised that the District's in-house maintenance team could perform small to medium sidewalk grinding projects at a lower hourly rate and suggested handling the work internally if feasible.

Board members discussed the importance of continuing proactive sidewalk maintenance for resident safety and noted that prior sidewalk grinding phases had already been completed throughout portions of the community.

A motion was made and seconded authorizing staff to complete the sidewalk grinding work internally, with a not-to-exceed amount of \$1,039 for the identified repair areas.

On MOTION by Mr. Acoff, seconded by Mr. Apple, with all in favor, a NTE Amount of \$1,039 for Sidewalk Grinding, was approved 4-0.

G. Envera

Mr. Young advised that representatives from Envera were unable to attend the meeting but had provided an update prior to the meeting start. Staff reported that the District now owns the two recently approved cameras installed within the community and that several ID scanner repairs and software updates had recently been completed.

Discussion occurred regarding ongoing issues with the fitness center fingerprint scanner and compatibility with older resident access cards. Staff explained that despite multiple software updates and onsite service visits, the older white access cards still could not be integrated with the newer scanner system. Board members also discussed the limitations of magnetic door locks and recent security incidents involving attempted forced entry into the fitness center.

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Staff further reported that overnight security monitoring and camera systems continued to assist with identifying unauthorized amenity use and policy violations, including after-hours access and improper fitness center usage.

Additional discussion occurred regarding the meeting room projector system and whether the District wished to continue utilizing projection equipment during meetings. Board members discussed the possibility of replacing the projector with a television monitor or relying solely on iPads for agenda review. The Board also discussed potential adjustments to future meeting room layouts for improved visibility and resident seating arrangements.

H. District Manager

1. Discussion of District Transition Checklist (*To be Provided Under Separate Cover*)

Mr. Young provided an update regarding the ongoing transition from the District's previous management company. Staff advised the Board that it was recently discovered the District's annual audit had not yet been initiated by the prior management company. Staff reported that the District's auditor had since been contacted and work was underway; however, the audit would not be completed by the statutory June 30 deadline. Staff further advised that no monetary penalties were anticipated as a result of the delay.

Staff also discussed payroll processing concerns related to the District's current ADP payroll system and explained that transferring payroll access could take several months. Management presented several options for future payroll processing, including temporarily utilizing the management company's internal accounting system to avoid payment delays and allow direct deposit services for Board members. Following discussion, the Board provided consensus direction from staff to proceed with payroll processing through the management company's accounting system.

The Board then reviewed the District transition status report, which outlined the progress of records, financials, and operational items being transferred from the prior management company. Staff advised that several items remained in progress, including financial records and bank statements, but noted that significant progress has been made in recent days. Board members expressed concern regarding the number of outstanding items listed without projected completion dates and requested that future transition reports include estimated target completion dates where possible.

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Additional discussion occurred regarding the delayed audit process and prior-year audit delays. Staff advised that management was working closely with the auditor to complete the outstanding work as quickly as possible.

2. Discussion of April 30th Townhall Meeting

Mr. Young discussed preparations for the upcoming April 30, 2026, town hall meeting. He advised that the meeting date change had already been communicated and that additional community notifications would be distributed leading up to the event. Staff further reported that the Chairman's office was preparing a flyer for distribution and anticipated requesting that residents submit questions in advance of the meeting.

Discussion also occurred regarding Sunshine Law compliance and public notice requirements for the event. Staff advised that the town hall would be publicly noticed as a workshop meeting to allow Board attendance and discussion in compliance with applicable public meeting requirements.

Board members expressed appreciation for the transition updates and communication efforts related to the event.

SIXTH ORDER OF BUSINESS

POA Reports

Representatives from the POA introduced newly elected Board members and provided an overview of current POA priorities. The new Board advised that their primary focus over the coming months would be increasing homeowner engagement and participation within the community. Discussion included recent efforts to update and simplify governing documents and amendments, though voter participation had remained below the required threshold for approval.

The POA also discussed ongoing efforts related to parking enforcement, community rules, and landscaping violations. The POA advised that certain landscaping violation enforcement actions had been temporarily paused due to current water restrictions.

CDD staff expressed willingness to continue coordinating with the POA regarding community enforcement efforts, including assistance from District security patrols with parking and sidewalk obstruction concerns. The Board and POA representatives also discussed the possibility of scheduling a future joint workshop meeting following completion of the budget cycle to discuss shared community matters and coordination efforts.

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SEVENTH ORDER OF BUSINESS**Business Administration****A. Approval of Minutes of the March 19, 2026 Meeting**

Mr. Young presented the minutes of the March 19, 2026, meeting. He advised that no edits had been received prior to the meeting and encouraged Board members to submit future edits or questions in advance, when possible, to streamline the approval process. During discussion, Board members requested a correction to the minutes regarding prior discussion related to pumping well water into the lakes rather than references to weirs.

On MOTION by Ms. McIntyre, seconded by Mr. Apple, the March 19, 2026, Meeting Minutes, were approved as amended 4-0.

B. Approval of Motion Summary from the March 19, 2026 Meeting

Mr. Young discussed the summary from the March 19, 2026, meeting. After discussion, the Board agreed that separate approval of the motion summary was unnecessary because the motion summary was incorporated within the approved meeting minutes.

C. Ratification of Resolution 2026-07 Designating the District Manager & Facility Manager as Representatives of the District to Communicate and Supervise All Vendors & Employees

Mr. Young presented the ratification of Resolution 2026-07, designating the District Manager and Facility Manager as the authorized representatives of the District for purposes of communicating with and supervising vendors and employees. Staff advised that the resolution reflected revisions previously requested by the Board to include facility management authority alongside District Management.

On MOTION by Mr. Apple, seconded by Ms. McIntyre, with all in favor, Resolution 2026-07 Designating the District Manager & Facility Manager as Representatives of the District to Communicate and Supervise All Vendors & Employees, was ratified 4-0.

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D. Consideration of Resolution 2026-08 Authorizing a Spending Authority for the Chair & Facility Manager

Mr. Young presented Resolution 2026-08 establishing updated spending authority procedures for the Board Chair and Facility Manager. Staff explained that the District's prior spending authority limits were below typical industry standards for a community of the District's size and operational complexity and that the updated resolution would allow staff to respond more efficiently to emergency maintenance and operational needs.

Board members discussed the authority to approve emergency expenditures between meetings, invoice payment procedures, and the continued inclusion of approved expenditures within Board meeting materials and check registers for transparency. Additional discussion occurred regarding emergency response procedures during hurricane events and communication protocols between staff and Board members during emergencies. Staff confirmed that emergency actions would continue to be communicated to the full Board as quickly as practicable.

On MOTION by Ms. McIntyre, seconded by Mr. Apple, with all in favor, Resolution 2026-08 Authorizing a Spending Authority for the Chair & Facility Manager, was approved 4-0.

EIGHTH ORDER OF BUSINESS

Audience Comments – New Business
(limited to three (3) minutes per individual)

Mr. Young opened the meeting to general audience comments and asked that comments be kept to three minutes.

A resident addressed the Board regarding the damaged fence surrounding the water inlet area near the boat storage location and asked whether repairs were planned. Staff advised that the District had already contacted New Tampa Fence regarding the issue and was working toward repairs.

The resident also commented on reduced water flow at the Cross Creek entrance fountain, noting that the fountain bubblers appeared significantly weaker than normal. Staff confirmed they were already coordinating with the vendor to inspect the fountain system, including possible filter or pump issues, and noted that cleaning work had recently been completed while nearby roadway work was underway.

Additional discussion occurred regarding monument lighting and general appearance concerns near the Cross Creek entrance. Staff advised that the monument lighting had recently

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been inspected and agreed to continue monitoring the area and review pressure washing needs around the monument and fountain areas.

A resident participating via Zoom complimented staff on the improved audio quality and meeting management during the meeting and welcomed the new District management team.

NINTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Young asked for Supervisor requests. The Board discussed overall meeting management and agreed that having District management run the meetings helps maintain order and neutrality during proceedings. District management confirmed they would continue facilitating meetings moving forward.

The Board then discussed security operations and ongoing community concerns, including tailgating, speeding, amenity misuse, noise complaints, and pool related disturbances. Staff advised that while incidents continue to occur, overall conditions had remained relatively stable over the prior 90-day contract period. Staff also noted an increased law enforcement presence in the community from outside agencies, though no specific details were available.

Discussion followed regarding amenity and pool enforcement coverage, particularly on weekends and during daytime hours when no fixed rover had previously been assigned. Staff presented an alternative rover patrol proposal intended to provide daytime coverage between 6:00 a.m. and 6:00 p.m. at a lower cost than a dedicated on-site guard. The proposed rover service would respond to calls for service and conduct periodic patrols throughout the community and amenity areas, including the pool. Estimated response times were discussed as generally ranging between 10 and 20 minutes depending on call volume and patrol location.

Board members discussed potentially approving the rover service on a trial basis for approximately three to six months to evaluate effectiveness before considering any longer-term expansion of security coverage. Additional concerns were raised regarding pool rule violations, unauthorized access, noise complaints, and general amenity behavior during weekends. Staff advised that Sunday pool coverage would continue utilizing fixed rover support stationed near the amenity area.

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

Mr. Young asked for a motion to open the closed session.

On MOTION by Mr. Acoff, seconded by Ms. McIntyre, with all in favor, Opening the Closed Session, was approved 4-0.

Mr. Young asked for a motion to close the closed session.

On MOTION by Mr. Acoff, seconded by Ms. McIntyre, with all in favor, Closing the Closed Session, was approved 4-0.

The Board considered the 813 proposal for a 12-month period in the amount of \$33,900.

On MOTION by Mr. Acoff, seconded by Mr. Apple, with all in favor, the 813 Proposal in the Amount of \$33,900, was approved 4-0.

The Board considered a proposal from 813 for additional rover patrol services in the amount of \$1,500.

On MOTION by Mr. Acoff, seconded by Mr. Apple, with all in favor, the 813 Proposal in the Amount of \$1,500, was approved 4-0.

ELEVENTH ORDER OF BUSINESS**Next Board Meeting is Scheduled for Monday, May 21, 2026, at 6:30 p.m. at the Cory Lakes Clubhouse, 11560 Ramble Creek Drive, Riverview, Florida**

Mr. Young stated the next regularly scheduled Board meeting is scheduled for Monday, May 21, 2026, at 6:30 p.m. at the Cory Lakes Clubhouse.

TWELFTH OF BUSINESS**Adjournment**

Mr. Young asked for a motion to adjourn.

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On MOTION by Ms. McIntyre, seconded by Mr. Apple, with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman