

**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, May 21, 2026 at 6:00 p.m. at the Cory Lakes Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

Present and constituting a quorum:

Ann Belyea	Chairperson
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
Michael Sakellarides	YKV Living
Charles Reed <i>via Zoom</i>	Johnson Engineering
Anthony Vega	Juniper

The following is a summary of actions taken at the May 21, 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. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

THIRD ORDER OF BUSINESS

Chairman's Comments

FOURTH ORDER OF BUSINESS

Supervisors' Requests

FIFTH ORDER OF BUSINESS

Audience Comments (*limited to three (3) minutes per individual on agenda items*)

SIXTH ORDER OF BUSINESS

Staff Reports (*Recording started here*)

May 21, 2026

Cory Lakes CDD

A. Facility Manager**1. Report**

**The recording commenced during the sixth order of business.*

Staff discussed a recent unauthorized gathering at the pool facility. Management reviewed the circumstances surrounding the incident, including use of the pool area, exceeding guest limits, and failure to follow established rental procedures. The Board discussed enforcement options and the importance of documenting future violations and communications with residents. Following discussion, a motion was made to suspend the resident's District facility privileges for thirty days and issue a thirty-day suspension letter.

On MOTION by Ms. Belyea, seconded by Mr. Acoff, with all in favor, the to Suspend Rental Resident for 30 Days, was approved 5-0.

On MOTION by Mr. Belyea, seconded by Mr. Apple, with all in favor, to Suspend for 30 Days for Rental Patron, was approved 5-0.

The Board discussed potential revisions to facility rental policies, including restrictions on rentals during major holiday weekends such as Memorial Day, Independence Day, Labor Day, Mother's Day, and Father's Day. Management advised that any changes would require formal policy revisions and would be brought back to the Board for future consideration. No action was taken.

Staff reported on the condition of the pool facility following the District's semiannual inspection. Discussion focused on the presence of black algae in the pool, treatment options, anticipated temporary pool closures, and communication with residents regarding maintenance activities. Staff explained that an initial chemical treatment would be performed, followed by a more extensive application requiring a temporary closure of the facility. The Board discussed the anticipated schedule and efforts to minimize disruption to residents during the Memorial Day holiday period. No action was taken.

The Board reviewed the long-term condition of the pool surface and discussed the need for eventual resurfacing. Staff described the expected project timeline, budget considerations, and the importance of establishing a contingency reserve for unseen repairs that may be discovered during

May 21, 2026

Cory Lakes CDD

the resurfacing process. The Board discussed scheduling the project during the winter months to reduce impacts on residents. No action was taken.

The Board discussed homeowner concern regarding trees and vegetation located within a natural common area adjacent to private property. Staff and Board members reviewed District responsibilities related to the protected area and confirmed that the District is limited in its ability to remove vegetation or perform maintenance within the designated natural space. No action was taken.

2. Consideration of Site Masters of Florida LLC's Proposal to Repair Curb Inlet

Staff presented a proposal from Site Masters of Florida LLC for repairs to the curb inlet structure, staff advised that the proposal was one of multiple options being considered and recommended delaying action until the District engineer's report could be reviewed so that all available information and proposals could be evaluated together. Board members discussed the need for additional engineering input before proceeding. No action was taken.

3. Consideration of Don Harrison Enterprise's Proposal to Consolidate Existing Photocells Obstructed by Shrubs

Staff presented a proposal from Don Harrison Enterprises to consolidate and relocate existing photocells that had become obstructed by shrubs and landscaping near the intersection of Corey Lake Drive and Corey Lake Boulevard. Staff explained that the photocells control monument signage, landscape lighting, and other lighting infrastructure, and that several units were no longer operating properly due to their location and condition. The proposed work would relocate the equipment, restore functionality, and improve accessibility for maintenance.

The Board discussed the scope of work, the condition of the lighting system, and coordination with other lighting contractors currently servicing portions of the community. Following discussion, a motion was made to approve the proposal from Don Harrison Enterprises in the amount not-to-exceed \$4,985. After further discussion regarding alternative pricing and contractor responsibilities, the motion carried unanimously.

<p>On MOTION by Mr. Apple, seconded by Ms. McIntyre, with all in favor, the Proposal from Don Harrison Enterprises to Consolidate</p>

May 21, 2026

Cory Lakes CDD

Existing Photocells Obstructed by Shrubs with a NTE \$4,985, was approved 5-0.

4. Consideration of Steadfast Proposal for Erosion Repair & Mitigation of the Beach Area

Staff presented a proposal from Steadfast for erosion repair and mitigation measures along the beach area where stormwater discharge pipes have contributed to shoreline erosion. The proposal included installation of riprap and related stabilization measures intended to reduce erosion and protect the affected area from further deterioration.

Board members discussed the extent of the erosion, potential causes of the problem, and the long-term effectiveness of the proposed solution. Discussion included the impact of reduced lake water levels, stormwater runoff from District property, and the need to determine whether additional engineering analysis was warranted. Board members expressed concern regarding the cost of the proposal and the importance of obtaining additional review and comparative proposals before proceeding.

Staff advised that consultation with the District Engineer and additional investigation would be beneficial to confirm the source of the erosion and evaluate alternative solutions. Following discussion, the Board agreed to table consideration of the proposal pending further review and investigation by management and the District Engineer. No action was taken.

5. Consideration of the Star Environmental Inc Proposal to Replace Pump #2

Staff presented a proposal from Star Environmental for replacement of Pump #2. The Board noted that the proposal had been discussed previously. Following brief discussion, a motion was made to approve the proposal from Star Environmental in the amount of \$9,200.

On MOTION by Mr. Acoff, seconded by Ms. Belyea, with all in favor, the Proposal from Star Environmental for Replacement of Pump #2 in the Amount of \$9,200, was approved 5-0.

6. Ratification of GMS Proposal for Sidewalk Grinding

Mr. Young presented for ratification a proposal from GMS for sidewalk grinding services. He explained that between meetings efforts were made to obtain more favorable pricing to complete the work more quickly and cost effectively. The proposal had been approved between

May 21, 2026

Cory Lakes CDD

meetings so the work could proceed without delay. Following discussion regarding scheduling and project costs, a motion was made to ratify the GMS sidewalk grinding proposal.

On MOTION by Ms. Belyea, seconded by Mr. Acoff, with all in favor, the Proposal from GMS for Sidewalk Grinding, was ratified 5-0.

B. Elite Pavers

1. Consideration of Elite Pavers Proposal for Paver Replacement on Cross Creek – Phase 3

Staff presented a proposal from Elite Pavers for Phase 3 paver replacement work in the Cross Creek area. Staff advised that the proposal totaled approximately \$178,049 and reflected recommendations from the engineer. Discussion focused on the condition of the existing pavers, the contractor's familiarity with the community, prior repair work, and the need to address deteriorating infrastructure.

Board members discussed the Association's current financial position, recent project expenditures, reserve funding, and whether the project should proceed immediately or be deferred. Staff noted that funding could potentially be allocated through a future fiscal year budget or reserve planning process. Several Board members expressed concern regarding the cumulative cost of ongoing capital projects and the importance of evaluating priorities before authorizing additional expenditures.

The Board reviewed proposal pricing, including discussion of prior payments, deposits, credits, and the remaining contract balance. Additional discussion addressed long-term capital planning, reserve funding, and balancing infrastructure needs against financial impacts to residents.

Following discussion, Board members agreed that additional financial review and prioritization of community projects were necessary before proceeding. The proposal was tabled for further consideration, and no action was taken.

May 21, 2026

Cory Lakes CDD

C. Engineer

1. Consideration of Firm Foundations Proposal for Inlet Top Removal & Replacement

Mr. Reed provided a proposal from Firm Foundations for foundation movement repair work, estimated at approximately \$10,769.23. Staff advised that an alternative proposal had been received from Site Masters for approximately \$4,800; however, the proposals differed in scope and could not be directly compared. Discussion focused on the lack of supporting photographs and detailed information regarding the existing conditions, repair recommendations, and proposed scope of work.

Board members requested additional documentation and clarification before proceeding. Following discussion, the Board agreed to table the proposal and directed management to obtain photographs, supporting information, and any additional details necessary for further evaluation at a future meeting. No action was taken.

2. Consideration of Johnson Engineering Proposal for Traffic Calming Study

Mr. Reed provided a proposal from Johnson Engineering to evaluate speeding concerns within the community and provide recommendations for traffic-calming measures. Mr. Reed explained that the study would identify locations experiencing the highest levels of speeding, collect traffic data, evaluate potential solutions, and provide recommendations for implementation.

Board members discussed whether a formal study was necessary, various traffic-calming alternatives including speed tables, speed humps, flashing speed signs, rumble strips, and roadway design modifications, as well as liability concerns and resident impacts. The Board emphasized prioritizing the community's main boulevard and requested that the engineer prepare aerial maps identifying potential locations and provide preliminary recommendations and cost information for review.

The Board directed the engineer to focus initial evaluation efforts on the primary roadway corridors, particularly Corey Lake Drive, and return with recommendations, location maps, and estimated costs for future considerations. No formal approval or expenditure authorization was made during the meeting.

May 21, 2026

Cory Lakes CDD

D. District Counsel

Mr. Young discussed the absence of District Counsel, who was unavailable due to vacation. Board members noted that several matters had arisen since the previous meeting that would benefit from legal review and discussion. The Board expressed interest in having District Counsel attend the next meeting, either in person or remotely, to address legal questions and provide guidance on District matters, including potential policy and rule-related issues.

E. Landscape Manager

The Board conducted an extended discussion with the landscape manager, Mr. Vega regarding the condition of the community, maintenance progress, staffing levels, communication practices, and expectations for improvement. Board members expressed concern that landscape conditions had not met community expectations and questioned whether current staffing and management resources were sufficient to maintain the property at the desired standard.

Mr. Vega acknowledged existing deficiencies and explained that significant time had been devoted to addressing deferred maintenance items, cutbacks, rejuvenation work, irrigation-related concerns, and other issues beyond routine landscape maintenance. He reported that additional personnel had recently been assigned to the property, including support from other crews, and stated that measurable progress had been made during the preceding several weeks.

Board members requested clarification regarding staffing levels, supervisory responsibilities, reporting procedures, and the manager's availability on-site. Discussion also focused on the manager's oversight of multiple properties, documentation of completed work, and communication with community management. Mr. Vega advised that written reports, photographs, work schedules, and inspections had been prepared and submitted and that efforts were underway to improve accountability and responsiveness.

The Board emphasized the importance of establishing a clear path forward, improving communication among landscape contractor, management, and Board representatives, and providing regular progress updates. Members noted that residents primarily observe existing deficiencies and may not be aware of improvements being completed. The Board requested more frequent photographic documentation and reporting so that progress could be accurately evaluated and communicated.

May 21, 2026

Cory Lakes CDD

Mr. Vega reiterated his commitment to correcting outstanding issues, maintaining adequate staffing, and continuing property improvements. He requested additional time to demonstrate results and advised that resources had recently been reallocated to increase attention to the community.

F. Aquatic Manager

1. Report

The Board reviewed the Aquatics Manager's report. Discussion focused on the effects of ongoing drought conditions, water quality, aquatic vegetation management, shoreline concerns, and maintenance activities within community ponds. Staff reported that despite historically dry conditions, most ponds were responding well, water quality remained stable, and routine vegetation management was being performed as needed.

Board members discussed state drought classifications and the impact of reduced water levels on lakes and ponds. Staff explained that the region was currently experiencing extreme drought conditions and that water levels would likely improve only after sustained rainfall returned.

The Board also discussed questions raised by a homeowner regarding the removal of a private seawall and replacement with a natural shoreline stabilization system. Staff and consultants discussed shoreline protection methods, property ownership considerations, potential liability concerns, and the distinction between homeowner, POA, and CDD responsibilities related to lakefront improvements.

Additional discussion included maintenance history for Pond 11 and contract-related updates associated with the aquatic's maintenance provider.

2. Consideration of Steadfast Alliance Renewal for Waterway Services

The Board reviewed the renewal of the Steadfast Aquatics maintenance agreement. Representatives explained that the renewal primarily reflected administrative and organizational changes rather than substantive service modifications. The contractor's business entities had been consolidated under a new corporate structure, resulting in a legal name change.

Staff noted that language regarding pond dye applications was revised to clarify that services could be provided upon request for ponds under one acre and would remain included as

May 21, 2026

Cory Lakes CDD

part of the maintenance program. Representatives confirmed there was no increase in contract pricing associated with the renewal.

Board members discussed the contract term, expiration date, and automatic renewal provisions. Staff indicated the agreement would automatically renew unless terminated in accordance with contract requirements. Board members expressed satisfaction with the contractor's performance and noted that resident complaints had significantly decreased since Steadfast began providing services.

The Board agreed that management and legal counsel should conduct a final review of the agreement prior to execution.

On MOTION by Ms. McIntyre, seconded by Mr. Apple, with all in favor, the Steadfast Alliance Renewal for Waterway Services Pending District Counsel Review, was approved 5-0.

3. Discussion of Lake Water Level Issue

The Board discussed ongoing low lake water levels resulting from regional drought conditions. Staff reported that the lake was approximately four feet below normal levels and explained that artificially replenishing the lake would require substantial infrastructure and continuous pumping at significant cost.

Board members inquired about alternative water sources and historical pumping activities. Staff advised that natural rainfall remains the most practical and effective method for restoring water levels, noting that the lake's watershed should generally recover once normal rainfall patterns return.

G. POA Report

Mr. Young stated there were no POA representatives present.

H. Envera

Mr. Sakellarides provided an update regarding ongoing access control issues with Envera. Several new residents had been successfully added to the system, and their fingerprints were functioning at community amenities; however, vehicle gate access was not working properly,

May 21, 2026

Cory Lakes CDD

requiring residents to use the guardhouse for entry. Envera reported no widespread system issues and recommended re-adding affected users after the access control was rebooted.

The Board also discussed procedures for issuing vehicle barcodes and clarified that residents awaiting permanent vehicle stickers could receive temporary access credentials. Additionally, management confirmed that homeowners who rent their properties lose owner access privileges to community amenities during the rental period.

I. Security

Security 813 representative, Vinny, reported 159 incidents since the previous meeting, including 105 incident reports and 54 maintenance reports. Parking violations remained the most common issue, increasing to 63 violations, with 12 vehicles towed. No significant traffic accidents were reported during the period.

Vinny also addressed ongoing quality-of-life concerns, including litter, smoking-related debris, after hours gathering activity, noise complaints, and gate access issues involving vehicle barcodes. Staff discussed challenges faced by gate personnel, including verbal confrontations with residents and visitors, and emphasized the importance of timely reporting of incidents to improve response and follow-up efforts.

Several notable incidents required law enforcement or emergency response, including an intoxicated individual at a gatehouse, a resident dispute involving threats toward a tow truck driver, a domestic-related access dispute, and vandalism-related property damage. Security encouraged residents and management to use established reporting channels and email notifications to improve communication and incident tracking.

J. District Manager

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

Mr. Young provided the transition checklist for review.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the April 16, 2026 Meeting

Mr. Young presented the minutes of the April 16, 2026, meeting. The Board reviewed the draft minutes and discussed several minor corrections and formatting revisions. Board members identified updates reflecting the appointment of a new Board member, correct references and

May 21, 2026

Cory Lakes CDD

wording in the engineering section, revise certain addresses and location references, and make additional typographical and grammatical corrections. The Board discussed improving document navigation through the use of hyperlinks and clarified how future motions should be recorded, including documenting approved amounts when applicable. Following review of the proposed revisions, a motion was made and seconded to approve the April 16, 2026, meeting minutes as amended.

On MOTION by Ms. McIntyre, seconded by Mr. Apple, the April 16, 2026, Meeting Minutes, were approved as amended 5-0.

B. Consideration of Resolution 2026-09 Announcement of the Board Seats up for the November General Election

Mr. Young reviewed Resolution 2026-09, a housekeeping measure establishing the Board seats scheduled for election in November 2026.

On MOTION by Mr. Acoff, seconded by Ms. Belyea, with all in favor, Resolution 2026-09 Announcement of the Board Seats up for the November General Election, was approved 5-0.

C. Ratification of Resolution 2026-10 Approving the Proposed Fiscal Year 2027 Budget & Setting a Public Hearing Date

The Board reviewed the proposed operating and capital budgets, funding priorities, and discussed the projected assessment increase for the upcoming fiscal year. A substantial portion of discussion focused on maintaining an assessment increase near 20% while ensuring adequate funding for ongoing operations, maintenance, and future capital needs. The Board reviewed numerous budget line items, including administrative expenses, utilities, insurance, contract personnel, landscape services, stormwater drainage maintenance, engineering services, and parks and recreation expenditures. Members also evaluated several capital improvement projects, including pool resurfacing and improvements, security and access control upgrades, pavement and paver projects, and other community facility enhancements. Various scenarios were considered to determine whether certain projects should proceed as planned, be phased over multiple years, or be deferred to meet budget objectives.

May 21, 2026

Cory Lakes CDD

The Board discussed the facility maintenance contingency allocation and explored options for reducing or reallocating contingency funding while preserving the District's ability to address unforeseen maintenance needs. Additional discussion centered on the future landscape contract procurement process, including the possibility of issuing a request for proposals to encourage competitive bidding. Members reviewed stormwater drainage funding and prior engineering recommendations and agreed that additional information should be considered before making significant reductions in those areas. The Board further discussed the performance of the District's engineering consultant, acknowledging prior concerns while noting recent improvements and expressing support for continued monitoring of services. Members emphasized the importance of long-term financial planning, preserving community assets, and improving budget transparency through clearer reporting and expense categorization. Following discussion, the board approved Resolution 2026-10 approving the proposed Fiscal Year 2027 budget and setting a public hearing for August 20, 2026, at 6:00 pm.

On MOTION by Ms. Belyea, seconded by Ms. McIntyre, with all in favor, Resolution 2026-10 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 20, 2026, at 6:00pm, was approved 5-0.

D. Appointment of the Audit Committee

Mr. Young addressed the appointment of the Audit Committee, he explained the District's audit process and recommended appointing the sitting Board members to serve as the Audit Committee, as they are most familiar with the District's financial operations.

On MOTION by Ms. Belyea, seconded by Mr. Apple, with all in favor, to Appoint Board Members as the Audit Committee, was approved 5-0.

E. Number of Registered Voters in the District – 2,213

Mr. Young advised that the District had approximately 2,213 registered voters.

May 21, 2026

Cory Lakes CDD

F. General Election Qualifying Period

Mr. Young informed the Board of the qualifying period for candidates seeking election to Board seats. He reviewed key filing deadlines, including the candidate qualifying period.

G. July 1, 2026 Form 1 Filing Deadline

Mr. Young reminded Board members of their requirement to submit annual financial disclosure forms by July 1, 2026. Board members discussed the filing process, available resources, and compliance requirements to ensure all documentation would be completed on time.

EIGHTH ORDER OF BUSINESS**Approval of Financial Reports****A. Check Register****B. Unaudited Financial Statements**

Mr. Young reviewed the financial reports and check register. The Board discussed a projected increase in spending associated with the water and environmental project., including an estimated additional expenditure of approximately \$150,000 over the next five months. Members questioned whether the projection reflected actual expected costs and discussed revisions needed to accurately present the financial information.

On MOTION by Mr. Apple, seconded by Ms. McIntyre, with all in favor, the Financial Reports and Check Register, was approved 5-0.

NINTH 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 ongoing traffic and speeding concerns within the community and encouraged the Board to consider traffic-calming measures. Discussion focused on alternatives to traditional speed bumps, including roadway narrowing, traffic-calming islands, and other design approaches intended to slow vehicle speeds while maintaining emergency vehicle access and proper stormwater drainage. Board members noted concerns that speed bumps could interfere with drainage patterns, create maintenance issues, require additional signage, and potentially hinder emergency response vehicles. Members referenced prior committee discussions and studies of possible solutions and emphasized the need to balance traffic safety, infrastructure impacts, and

May 21, 2026

Cory Lakes CDD

project costs. After the resident completed his remarks, Mr. young opened the floor for additional comments, including participants attending remotely. No further audience comments were received.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Young asked for Supervisor requests. No Supervisor requests were presented.

ELEVENTH 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. Belyea, with all in favor, Opening the Closed Session, was approved 5-0.

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

On MOTION by Mr. Apple, seconded by Ms. McIntyre, with all in favor, Exiting the Closed Session, was approved 5-0.

The Board considered a motion to approve additional security at \$20/hour for holiday weekends and Saturdays for summer.

On MOTION by Ms. Belyea, seconded by Ms. McIntyre, with all in favor, to Add Additional Security at \$20/hour for Holiday Weekends and Saturdays for Summer, was approved 5-0.

TWELFTH ORDER OF BUSINESS

Next Regularly Scheduled Board Meeting is Thursday, June 18, 2026, at 6:00 p.m. at the Cory Lakes Beach Club, 10441 Cory Lakes Drive, Tampa, Florida 33647

Mr. Young stated the next regularly scheduled Board meeting is scheduled for Thursday, June 18, 2026, at 6:00 p.m. at the Cory Lakes Beach Club.

May 21, 2026

Cory Lakes CDD

THIRTEENTH OF BUSINESS

Adjournment

Mr. Young asked for a motion to adjourn.

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



Secretary/Assistant Secretary



Chairman/Vice Chairman