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, **June 18, 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
Vivek Babbar *by Zoom*	District Counsel

The following is a summary of actions taken at the June 18, 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**

The meeting began with the Pledge of Allegiance.

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

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS **Supervisors' Requests**

Mr. Young stated that the Board had discussed moving Mr. Sakellarides' agenda item back to the end of the meeting, explaining that its earlier placement had only been a one-time accommodation. Mr. Young stated they would return it to its usual spot on future agendas, and with no other Supervisor requests, the meeting moved on.

FIFTH ORDER OF BUSINESS **Audience Comments *(limited to three (3) minutes perf individual on agenda items)***

Mr. Young stated that the Board had heard public comments on agenda items.

A resident raised concerns about frequent pool parties, saying they caused overcrowding, loud music, safety issues, and limited access to pool amenities. She asked the Board to consider stricter rules on party size, guest limits, scheduling, and enforcement.

Another resident recommended clarifying the recreational amenities suspension policy to explicitly include contractor employees so there would be no confusion about enforcement authority.

SIXTH ORDER OF BUSINESS **Staff Reports *(Recording started here)***

A. Facility Manager

1. Report

The Board rearranged the agenda, delaying the resurfacing proposals and guard shack replacement item so they could follow their usual meeting flow. They decided to move on to the vendor reports first.

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

Mr. Young stated that the Board had decided to table the roadway repair and beach mitigation proposal until Charles could obtain an official proposal for the work.

3. Consideration of Proposals for Pool Resurfacing

i. Artistic Pools of Florida, Inc.

ii. Electro Mechanic Industries

iii. Vermana

iv. Cooper Pools Inc.

Mr. Young stated that the Board had discussed the pool resurfacing proposals and whether they needed to approve a contractor soon to reserve a construction date for Fiscal Year 2027. He explained that the contractor was willing to negotiate the required deposit since the District would not have the funds until later in the year. The project was expected to take six to eight weeks, with some members estimating it could last up to three months. Mr. Young recommended moving forward with the project because the pool had a large crack that would continue to worsen if left unrepaired. While the project had already been included in the budget, several Board members were concerned about the large differences in the proposal prices and the varying scopes of work.

The Board agreed they wanted a better comparison of the proposals before making a decision. Mr. Young recommended creating a more detailed scope of work, obtaining additional bids from trusted vendors, and having a consultant or engineer review the project to ensure the District selected the best approach. The Board decided to delay a decision and have staff return with revised proposals and additional information.

4. Ratification of the Star Environmental Additional Work Authorization to Replace the Pump at the Guard Shack

Mr. Young stated that the Board had ratified the replacement of the environmental pump. After a motion by Ms. McIntyre and a second by Mr. Apple, the Board voted unanimously to approve the ratification.

On MOTION by Ms. McIntyre, seconded by Mr. Apple, with all in favor, the Star Environmental Additional Work Authorization to Replace the Pump at the Guard Shack, was ratified 5-0.

5. Consideration of Spark Energy Natural Gas Sales Agreement

Mr. Young stated that the Board had talked about switching to a new natural gas contract with Spark Energy after learning the old agreement had expired, causing much higher monthly gas bills for the pool heaters. He explained that the new contract would lock in a much lower rate and save the District a significant amount of money. Board members asked how the gas service worked, confirmed there were no current issues with the gas lines, and discussed the contract review process. After confirming the expected savings, the Board approved the Spark Energy natural gas sales agreement.

On MOTION by Ms. Belyea, seconded by Mr. Apple, with all in favor, the Spark Energy Natural Gas Sales Agreement, was approved 5-0.

B. Elite Pavers

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

Board consensus was to table this proposal until Fiscal Year 2027.

C. Engineer

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

Mr. Reed reviewed a damaged inlet top and explained that staff had received repair proposals but never got a comparable replacement quote from one vendor, making it difficult to compare options. Since the damage was stable and not considered urgent, the Board agreed it could wait while additional proposals and better documentation were gathered. Board members also asked for future proposals to include photos, clearer scopes of work, and cost breakdowns. It was noted the District's tight financial position and recommended limiting spending to essential or life-safety projects until the next budget cycle.

2. Discussion of Speed Hump Installation Project

Mr. Reed presented a proposed speed hump layout to address resident speeding concerns. A larger map showing the recommended locations was provided, and the engineer said the Board could adjust or add locations if desired. After speaking with city and county staff, he reported that because the roads are within a private gated community, the District has the authority to install traffic calming measures and would receive additional guidance as the project moved forward.

3. Discussion of Weirs

Mr. Reed explained that the weirs did not have to be repaired to meet certification requirements. The certification only confirmed that the stormwater system was functioning properly, and since it was, the District remained in compliance. He said they would prepare a prioritized list of weir repairs with cost estimates so the Board could decide which projects to include in future budgets. The Board thanked the engineers for their update and presentation.

D. District Counsel

1. Discussion of Amenity Policies

i. Current Rules & Regulations – Adopted March 2021

ii. Draft Revised Rules & Regulations

iii. Draft Suspension Policy

The Board continued discussing the revised amenity policies with Mr. Babbar and Mr. Young. Mr. Babbar said the Board's previous comments could be incorporated into the revised draft and explained that the updated definition of facility manager already included both District employees and management company staff. The Board spent most of its time discussing the suspension policy. Some Supervisors felt the proposed policy was too harsh because it allowed suspensions of up to 30 days for a first offense, while others supported giving management the flexibility to handle violations based on the severity of the incident and the residents' history. Mr. Babbar recommended allowing staff discretion rather than requiring a strict progression of penalties and suggested the Board could consider allowing suspensions of up to 60 days before longer suspensions would require Board approval. The Board also discussed the appeals process and suggested adding language stating that only one Board appeal would be allowed for the same violation. Mr. Babbar agreed that language could be added. Mr. Young explained that the goal was to educate residents and resolve issues whenever possible instead of issuing suspensions. He noted that suspensions involved significant administrative work and would only be used when necessary. The Board discussed whether to hold a workshop but ultimately agreed it would be more efficient for staff to incorporate the Board's comments, update contact information, correct minor edits, and highlight all changes before the next meeting. Mr. Young also recommended reviewing rental and amenity fees separately because any fee increases would require a public hearing. The Board decided to postpone approval until the revised policies, including Mr. Young's recommendations, could be distributed for review before the next meeting.

E. Landscape Manager

1. Report

Mr. Vega reviewed the landscape report. Palms will be done next week.

2. Irrigation Reports

Mr. Vega stated that the Board had agreed to let Supervisors review the detailed irrigation reports on their own and send any questions to staff instead of discussing the entire report during the meeting. The irrigation contractor said only a few minor issues, like exposed drip lines from landscaping work, had been found and were repaired on the spot. It was suggested providing a short executive summary with the main issues and any needed repairs in future reports and was agreed to do that while keeping the full reports on file. The Board also discussed damaged landscape lighting at Cross Creek. They had just received repair proposals and said they found several issues, including cut wires, damaged irrigation lines, and broken light fixtures that appeared to have been caused by previous work. A Supervisor noted the lights had all been repaired about a year earlier and had been in good condition. They planned to review the repair proposal with the contractor before bringing it back to the Board.

3. Discussion of Letter Regarding Drought

Mr. Vega briefly talked about the drought update included in the irrigation report. It was explained that it was simply an informational update on the unusually dry conditions and how they were affecting operations. Board members were asked to review the letter in their agenda packets and reach out with any questions later. No action was taken.

4. Consideration of Juniper Proposal for Removal of Palm Trees

Mr. Vega reviewed proposals for dead palm tree removal, stump grinding, and the hurricane emergency response plan. He explained the hurricane plan was just a preseason preparedness plan and didn't require immediate action. Because the District's budget was tight, the Board decided to hold off on the stump grinding but agreed the dead palm trees should be removed before they became more of a hazard. The Board approved the $2,500 proposal to remove the five dead palm trees, and staff confirmed that the overhanging branches at the Morris Bridge entrance had already been taken care of.

On MOTION by Ms. Belyea, seconded by Ms. McIntyre, with all in favor, the Juniper Proposal for Removal of Palm Trees, was approved 5-0.

5. Consideration of Juniper Proposal for Stump Grinding

Mr. Vega stated that the Board had decided to table the stump grinding proposal for now. Juniper said they would send an action plan by email the next day and schedule a walkthrough of the property with staff the following week. The Board thanked the Juniper representatives before moving on.

6. Consideration of Juniper Proposal for Hurricane Emergency Response Plan

Mr. Vega explained the hurricane plan was just a preseason preparedness plan and didn't require immediate action.

F. Aquatic Manager

The aquatics manager joined the meeting virtually and reported that drought conditions had improved slightly, but pond levels were still low. He said the maintenance technician had stayed on top of algae growth, and no major blooms had developed despite the dry conditions. He also said routine pond maintenance was continuing as usual. Board members asked why nearby communities seemed to have higher lake levels. He explained that most stormwater ponds depend on rainfall and runoff, and differences in water levels are usually caused by outside water sources, larger drainage areas, or localized rainfall. Another participant added that most of the District's stormwater drains into the islands instead of directly into the lakes, limiting the amount of runoff reaching the lakes. Board members said the lakes still looked good overall and noted there had been very few complaints from residents. They also complimented the lack of visible algae this year, and the aquatics manager said he would pass the praise along to the maintenance technician.

G. POA Report

Mr. Young stated there were no POA representatives present. The Board agreed to move forward with a joint meeting with the POA to discuss traffic calming, parking enforcement, and other shared concerns. Board Members felt it would be beneficial to work together and suggested inviting the local police department so they could explain what enforcement options were available. Mr. Young agreed to coordinate the meeting with the POA, look into having law enforcement attend, and keep the agenda focused on the main discussion topics.

H. Envera

Mr. Sakellarides reported that Envera had replaced a damaged camera and made several site visits to troubleshoot the gym and pool card readers. Testing with a resident identified three failed components that required replacement, and Envera ordered the necessary parts at no cost to the District. They said they would provide updates once the parts arrived and were installed.

The Board discussed occasional gate interruptions caused by Envera's server cycling, noting that while the outages were frustrating, they were a known issue. Mr. Young said that Envera planned to return with a proposed contract renewal that would include replacing the fingerprint access system with a Bluetooth-based system. The Board briefly discussed using phones or access fobs for residents, with additional security details to be discussed outside the public meeting.

I. Security

Security 813 representative, Vinny, reported Security reported that parking enforcement continued to improve, with parking violations decreasing as more residents obtained parking permits. The office issued the highest number of parking passes in a four-week period over the past ten months, and Board members commented that the community looked noticeably better. Security also handled a few property damage incidents at the guard booths and identified those responsible so repairs could be recovered. They continued monitoring speeding by identifying repeat offenders and contacting residents to address the issue. Staff increased security coverage at the amenities by adding weekend pool monitors and directing rovers to regularly check the pool, gym, and courts. They said pool rule violations were improving, and Board members agreed that the added security presence was making a positive difference. The Board discussed resident concerns about pool parties, alcohol, toys left in the pool, and general rule enforcement. Staff acknowledged that some issues could be missed during the week but said they monitored the pool cameras from the office whenever possible. He also explained that a mailbox damage incident had become a civil matter between the parties involved and was outside the CDD's authority, although a report had been filed. Security introduced a new QR code tip line so residents could report issues directly to Supervisors in real time. The Board supported sending regular reminder emails to residents about the reporting system. It was shared that security discovered an unauthorized surveillance camera hidden along the walking trail. They identified the owner, who asked that the device simply be removed, and the matter was resolved.

J. District Manager

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

Mr. Young provided the transition checklist for review. He reported that the District transition checklist was almost complete, with only the collection of historical emails still outstanding. An update on FEMA reimbursement requests was also provided. Two claims had been denied, and a third appeal was expected to be denied because FEMA determined the community's amenities did not meet public access requirements. The Board discussed reviewing insurance coverage for storm-related damage but also weighed the long-term cost of increasing coverage. The Board talked about improving future agenda packets by reducing the number of printed pages, providing contract summaries instead of full documents, and giving Board members access to the District's records server. Board Members requested page numbers and line references in financial reports to make them easier to review. The field manager reported that the lift pump repair had been completed. He also explained that most of the damage to the landscape lighting appeared to have been caused during landscaping work, and the District planned to seek reimbursement from the landscaping contractor before completing repairs. He also reported that the District quickly recovered the cost of repairing a damaged guard gate after a vehicle strike. The reservation system had been updated to accept only credit and debit card payments after several checks were returned, and the start of the summer season had been running smoothly overall.

SEVENTH ORDER OF BUSINESS Business Administration

A. Approval of Minutes of the May 21, 2026 Meeting

Mr. Young presented the minutes of the May 21, 2026, meeting. The Board approved the meeting minutes without any changes. The motion was seconded and passed unanimously, 5-0.

On MOTION by Ms. Belyea, seconded by Mr. Acoff, the Minutes of the May 21, 2026 Meeting, were approved. 5-0.

B. Report of the Audit Committee

Mr. Young reviewed the Audit Committee's recommendation for the audit evaluation criteria.

> On MOTION by Ms. Belyea, seconded by Mr. Acoff, with all in favor, Accepting the Audit Committee's recommendation for Audit Evaluation Criteria, was approved 5-0.

C. Discussion of Roadways

The Board briefly discussed roadways but agreed the topic had already been covered earlier in the meeting. With no additional comments, everyone agreed to move on to the next agenda item

SIXTH 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 had a lengthy discussion about the financial reports, questioning several expense line items and inconsistencies in contracted personnel and security costs. Board members requested more detailed breakdowns, invoices, and monthly projections to better understand spending and prepare for next year's budget. Mr. Young agreed to provide additional information and clarify the accounting. Because the Board wanted those questions answered first, they decided to postpone approval of the financial reports until they could review the updated information.

SEVENTH 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. He noted that there were no audience comments because no one was present in the room or on Zoom and then moved on to Supervisor requests.

EIGHTH ORDER OF BUSINESS **Supervisors' Requests**

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

NINTH 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. The Board had no Supervisor requests or public comments before unanimously approving a motion to enter closed session.

On MOTION by Ms. Belyea, seconded by Mr. Acoff, with all in favor, Opening the Closed Session, was approved 5-0.

Mr. Young asked for a motion to close the closed session. The Board exited the closed security session after a motion and second were made. The motion passed unanimously, 5-0.

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

TENTH ORDER OF BUSINESS **Next Regularly Scheduled Board Meeting is Thursday, July 16, 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, July 16, 2026, at 6:00 p.m. at the Cory Lakes Beach Club.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Mr. Young stated that the Board had discussed the upcoming budget, agreeing there was still time before the August adoption meeting to review and suggest changes. The District manager offered to meet individually with Board members and the accountant to go over the budget and bring any recommendations back to the full Board at the next meeting. Board members shared concerns about rising staffing costs and overall spending, while also talking about future strategic projects, including possible pool improvements.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman