

**DRAFT**

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

The Board of Supervisors of the Cory Lakes Community Development District held a Regular Meeting on June 15, 2023 at 6:00 p.m., at the Cory Lake Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate via Zoom, at <https://us02web.zoom.us/j/83397954590>, and telephonically at 1-929-205-6099, Meeting ID: 833 9795 4590, for both.

**Present were:**

Jorge Castillo	Chair
Ann Belyea	Vice Chair
Ronald Acoff	Assistant Secretary
Rene Fontcha	Assistant Secretary
Cynthia McIntyre	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Dominique Green	Office Administrator
John Hall	Facilities Manager
Heather Thompson (via telephone)	Security Committee Chairperson
Becky Abbott	Allied Security
Amanda Atwood	Allied Security
Molly O'Brien	Sports Camp Vendor
Steve Small	LMP

**Residents who spoke were:**

Karen Wolf	Rajesh Sethi	Sid Shah	Sreedhar Garyavalli
Pamkaj Jha	Carlos Guzman	Pallu Gupta	Lavakusha K Thlele
Kris Piccaro	Roberta Carroll	Jeff Tatum	Praba Soundararajan
Todd Apple	Harry Ramphal	Ryan Foster	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call/Pledge of Allegiance**

Mr. Castillo called the meeting to order at 6:01 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Chairman's Opening Comments**

*Disclaimer: Readers should be aware that these **summary minutes** are intended to provide highlights of topic discussions and items being considered.*

43 Mr. Castillo welcomed attendees and encouraged them to be cordial and respect the  
44 three-minute time limit.

45

46 **THIRD ORDER OF BUSINESS**

**Other Supervisors’ Opening Comments**

47

48 Mr. Acoff voiced his opinion that it is important to set priorities and move forward. He  
49 suggested avoiding divisiveness and building committees, engagement and accountability. He  
50 expressed frustration about the financial reports.

51 Ms. McIntyre discussed concerns about traffic wrecks on the west bridge and stated she  
52 invited County Commissioners Ken Fahey, Pat Kemp and Joshua Wostal and City  
53 Councilmember Louis Viera to attend meetings for future discussions. She encouraged  
54 everyone to attend the July 2, 2023 community potluck, boat parade and fishing tournament.

55 Mr. Fontcha welcomed the attendees. He looks forward to a productive meeting.

56

57 **FOURTH ORDER OF BUSINESS**

**Public Comments (agenda items)  
[3 minutes per speaker]**

58

59

60 Resident Karen Wolf voiced her opinion that the gym should not be on the agenda  
61 based on the petition submitted at the last meeting. She asked about repayment of the  
62 \$700,000 loan and asked if the tennis court pavers will be addressed. She questioned a  
63 \$360,000 capital expenditures line item and stated she is against raising assessments. Mr.  
64 Adams stated the \$360,000 represents the remaining unspent proceeds from the \$700,000  
65 loan. The budget includes a line item for the five-year repayment scheduled for the loan, which  
66 is the 2022 note. The \$360,000 is earmarked for repairs and rebuilding of the outfall weirs; Staff  
67 is having difficulty locating a contractor willing to perform the work at a reasonable price.

68 Mr. Acoff wants the \$700,000 loan listed on a separate sheet. Asked how much remains  
69 to be paid on the \$700,000 loan, Mr. Adams stated he does not have a copy of the amortization  
70 schedule but \$160,942 was repaid; payments are made twice per year.

71 Resident Rajesh Sethi asked why the gym is on the agenda. Mr. Castillo stated the gym is  
72 on the agenda because several property owners are interested in discussing expansion; the two  
73 specific items voted on were not selling The Meadows and not building a new gym. Mr. Sethi  
74 complained about lack of access to the Clubhouse after office hours. Mr. Castillo stated access  
75 will be discussed later in the meeting.

76 Resident Sreedhar Garyavalli thanked the Board for their service and stated he would  
77 like access to the Clubhouse.

78 Resident Todd Apple supports delaying a gym expansion until budgetary processes are  
79 complete. He questioned the \$75,000 budgeted for roads and stated his opinion that restricting  
80 access to those reserving the Clubhouse after hours is a reasonable accommodation.

81 A resident discussed why he supports expanding access for those wishing to use the  
82 Clubhouse and amenities.

83 Resident Pamkaj Jha encouraged the Board to work together to keep the Clubhouse  
84 open. She supports maintaining the facilities and expanding the space available for the gym.

85 Resident Ryan Foster asked if the Board is aware of the email he sent to Ms. McIntyre.  
86 Ms. McIntyre stated Mr. Hall will address his email. Mr. Foster discussed photos he submitted  
87 of a dead palm tree next to his property and complained about the landscape maintenance on  
88 CDD property next to his home. He objects to the gym.

89 Resident Pallu Gupta thinks some residents are being penalized due to the actions of a  
90 few and that cameras and access databases should make it easy to find who caused damage.

91 Mr. Hall discussed difficulties when someone allows another to enter. Ms. McIntyre  
92 discussed incidents in which the Clubhouse door was left unlocked, teenagers trespassed in the  
93 Clubhouse and on the dock and a light on the dock was broken.

94 Ms. Gupta complained of a sewage odor. Mr. Castillo stated the odor is from the lift  
95 stations that are maintained by the City of Tampa. Mr. Hall stated the City will repair manholes  
96 to eliminate the need for technicians to enter.

97 Resident Harry Ramphal thinks the Clubhouse is not compliant with Americans with  
98 Disabilities Act (ADA) requirements. He complained about the use of public funds.

99 Resident Lavakusha Thiele voiced concern about crime at the gym and expressed  
100 support for expanding the amount of space allocated for the gym.

101 Resident Carlos Guzman is concerned about the open Crosscreek entrance gate arm and  
102 security taking no action when drivers bypassed the visitor gate. He suggested installing a  
103 breakaway or second gate. He thinks Board Members should not use cellphones during  
104 meetings. He was on the 2018 gym survey committee and discussed ways to expand the gym  
105 from 1,200 to 2,100 square feet. In his opinion, the budget should include an “unbudgeted  
106 funds” line item. Mr. Adams stated information is clear on the financials to be reviewed shortly.

107 Resident Praba Soundararajan thinks access to facilities, such as tennis courts, should be  
108 prioritized for residents and options for expansion of the gym should be considered. He  
109 suggested discussing cameras to deter outsiders from hijacking control of amenities.

110 A resident thanked the Board Members for their service. He expressed his opinion that  
111 just because some people do not use the gym is a poor reason not to maintain or expand it.

112 A resident voiced their opinion that the gym equipment is in poor condition and broken  
113 items should be addressed.

114 A resident thanked the Board for the decision not to sell The Meadows or build a new  
115 gym and asked if the matter is decided or not. Mr. Castillo stated the Board voted not to sell  
116 The Meadows unless 51% of the homeowners voting are in agreement. The second motion was  
117 not to build a separate gym. Mr. Acoff stated Mr. Adams will discuss with District Counsel  
118 whether the matter can legally be added to the ballot by the Supervisor of Elections.

119 A resident stated a recent visit to the gym was uncomfortable due to the very small  
120 amount of space. In his opinion, while money is a concern, the gym needs to be expanded.

121 Resident Molly O'Brien stated the sports camp is a success. There is great interest from  
122 families to continue the camp through July. The four-week trial program had up to 23 campers  
123 in the last two weeks. The Administrator's children attend the camp and the rest are residents.

124 Discussion ensued regarding the need for additional advertising, advertising sooner in  
125 the future, resources needed, feedback from families, ages of campers and activities offered.

126 Mr. Acoff suggested submitting a written extension request. The consensus was for Ms.  
127 O'Brien to work with Ms. Green. Ms. O'Brien stated residents asked her for tennis lessons.

128 Discussion ensued regarding group lessons, court availability and the pros and cons of a  
129 tennis camp. This item will be discussed later in the meeting.

130 A resident noted a lot of debris on the road the morning after a hail storm but, at the  
131 end of the day, the community looked well cared for. She complimented the Board, landscaping  
132 company and community members. She asked the Board to find a reasonable solution to the  
133 community's issues about expansion of the gym and Clubhouse access.

134 Resident Sid Shaw thinks the CDD does a poor job communicating issues to residents  
135 based on resident fears of the CDD going bankrupt and concerns about debt. In his opinion,  
136 CDD assessments are meant to pay for Operations & Maintenance (O&M) only, not capital  
137 improvements. He believes the \$700,000 loan was to fund the weir project but \$200,000 was

138 spent on tree roots. He feels that the Board should consider a new District Engineer. He voiced  
139 his opinion that the gym is too confined for respectful exercise. He suggested an Engineering  
140 Study might be needed. He asked if there are any lawsuits against the CDD. Mr. Adams replied  
141 affirmatively and stated, after several attempts, the CDD was properly served today.

142 Resident Roberta Carroll noted that proper attire is required at the pool and requested  
143 that a sign be installed prohibiting thong-type bathing suits at the pool. She complained about  
144 lack of enforcement of rules and standards at the pool.

145 A resident complained about long waits for tennis courts and stated he is not in favor of  
146 additional tennis coaching. He expressed support for expanding the gym.

147 A resident thinks pickleball players are not aware of the courts at the hockey rink. Mr.  
148 Castillo stated Ms. Green will send an email informing the residents. Ms. McIntyre stated some  
149 pickleball players do not like the surface on those courts.

150 Resident Jeff Tatum stated he favors requiring after hours Clubhouse users to pay a  
151 deposit and sign an acknowledgment that they will be responsible for damages. He noted there  
152 has never been a police station assigned to K-Bar Ranch, which has 71,000 people. He asked  
153 about partnering with neighboring communities to persuade City Council Members to take  
154 action. Mr. Castillo believes it was discussed with Mr. Hagan and a police substation is planned.

155 Discussion ensued regarding the City of Tampa's police coverage of the CDD.

156 Resident Kris Piccaro recalled that discussion of the gym was tabled at the last meeting  
157 and expressed support for considering a Reserve Study to help develop a responsible plan. She  
158 hopes for an update on adding an item to the ballot and on the refund for the survey.

159 A resident noted that the public comment rules are not being enforced. He suggested  
160 setting a timer for three minutes and that others refrain from interrupting the speakers.

161 Mr. Castillo motioned for Staff to obtain cost proposals to potentially expand the gym.  
162 Ms. Belyea seconded.

163 Mr. Acoff voice his opinion that a committee should be formed and a scope of work  
164 developed. Ms. McIntyre thinks adding a wall will be inadequate and suggested the entire  
165 Beach Club needs to be done and brought into ADA compliance. She agreed about forming a  
166 committee and suggested resident only access until expansion can be completed.

167 Ms. McIntyre motioned to look at expanding the gym and redecorating the Clubhouse.

168 Mr. Adams stated, procedurally, the first motion must be acted upon first.

169 Discussion ensued regarding the need to define a scope of work, whether to expand the  
170 gym and ADA compliance.

171 Mr. Hall discussed the growth in the community, demand for activity space, features of  
172 the Clubhouse and the need for resident input. He suggested formulating a plan of the desired  
173 outcome for the Clubhouse.

174 Mr. Acoff discussed the need for a forward-thinking plan.

175 Mr. Castillo withdrew his motion.

176 Mr. Adams stated, due to the Sunshine Law, all volunteer group meetings must be  
177 public. No discussions can take place outside of a public meeting because, ultimately, the Board  
178 is considering the committee’s feedback in order to take an action.

179 Discussion ensued regarding restrictions on committee meetings.

180 The consensus was that Mr. Acoff will serve as CDD liaison to speak with residents  
181 regarding the Beach Club redesign.

182

183 **FIFTH ORDER OF BUSINESS**

**Staff Updates**

184

185 **A. Envera**

186 Mr. Hall stated the Envera representative advised that the CDD is currently using the  
187 best technology available. The QR code system would only be feasible for an unmanned gate.

188 **B. Landscape Maintenance**

189 Mr. Adams stated the LMP representative left the meeting. Mr. Hall stated, regarding  
190 the area beside the resident’s home previously discussed, LMP indicated there is no irrigation in  
191 the area. Crews are busy addressing post-storm cleanup; the pink ribbon in his photo indicates  
192 the tree will be removed.

193 **C. Allied Universal**

194 Mr. Hall stated security is fully staffed despite recent staff turnover.

195

196 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of April 30, 2023**

197

198

199 • **Check Register**

200 • **General Ledger**

201 Mr. Adams presented the Unaudited Financial Statements, which reflect three month's  
202 working capital, Unassigned funds and ending Fund balance of approximately \$1.682 million.  
203 He noted the \$360,000 leftover revenue from the loan proceeds from the prior year must be  
204 netted out, resulting in the \$1,321,467 for both the current month and year to date. He  
205 responded to questions about the beginning fund balance and the negative revenues due to  
206 the delay in receiving tax revenues.

207 Ms. McIntyre asked when the separate line items will be done. Mr. Adams stated he will  
208 provide it tomorrow and it will be in the next agenda.

209 Discussion ensued regarding accounting best practices in governmental accounting, the  
210 Board's desire to display the financials in a manner that homeowners can understand and  
211 customizations to the financial reporting requested by the Board.

212 Mr. Fontcha noted that the narrative posted on social media contributes to  
213 misunderstandings about the CDD's debt and use of funds. He stated the debt assumed is  
214 clearly shown in the financials and there is no lack of transparency.

215 Discussion ensued regarding budgeted funds in the General Fund.

216 Mr. Adams stated the Amortization Schedule shows how much is owed on the \$700,000  
217 loan. He responded to questions about remaining funds, amounts paid off in the current year  
218 and funds spent on painting and the design of the weirs. He reiterated that the difficulty has  
219 been finding a contractor willing to complete the project at a reasonable cost.

220 Mr. Hall responded to questions about telephone, internet and IT services.

221 Ms. McIntyre asked for an Amortization Schedule. Mr. Adams stated he will email it to  
222 the Board.

223 Mr. Adams stated Staff is establishing three separate Truist accounts for the funds in  
224 order to qualify for FDIC insurance.

225 The financials were accepted.

226

227 **SEVENTH ORDER OF BUSINESS**

**Staff Report - Office Administrator:  
Dominique Green**

228

229

230 Ms. Green presented the Office Administrator & Events Monthly Report. She noted the  
231 following:

232 ➤ Files are being audited for contact information. Four systems are being cross-referenced  
233 to verify information and eliminate outdated homeowner and renter information.

234 ➤ New Beach Club usage rules are being enforced; residents wishing additional changes  
235 are advised that changes are made by the Board.

236 Discussion ensued regarding office staffing, training, updating homeowner access to the  
237 Envera app and current and future office hours.

238 ▪ **Discussion: Tennis Camp**

239 **This item was an addition to the agenda.**

240 Ms. O’Brien reiterated that residents requested tennis camp on site. She has been  
241 taking children off site but would like to offer services in conjunction with the sports camp. She  
242 proposed offering limited group and private lessons for juniors and adults, two days a week,  
243 with makeups, with an approximate 10% revenue share to the CDD.

244 Discussion ensued regarding the proposal and use of the tennis courts.

245 Ms. O’Brien described her proposal and responded to questions.

246 Discussion ensued regarding the need to resurface the courts in the next fiscal year,  
247 limiting the courts specified for instructors, etc.

248 Ms. O’Brien discussed the goal of not taking up more courts than needed. She proposed  
249 selecting two days and a rain makeup day, with the understanding that a sign will be posted  
250 and she will coordinate with Ms. Green, based upon resident needs.

251

**On MOTION by Ms. McIntyre and seconded by Mr. Castillo, with all in favor, authorizing Staff to prepare a Tennis Lessons contract, with a 10% cost share to the CDD, was approved.**

252

253

254

255

256

257

**The meeting recessed at 9:00 p.m., and reconvened at 9:04 p.m.**

258

259 **EIGHTH ORDER OF BUSINESS**

**Continued Discussion: Fiscal Year 2024  
Proposed Budget**

260

261

262 Mr. Adams reviewed the proposed Fiscal Year 2024 budget, highlighting any line item  
263 increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained  
264 the reasons for any changes. He responded to questions regarding assessments and noted the  
265 goal is to keep assessments flat and find savings within the budget.



266 The following changes were made to the proposed Fiscal Year 2024 budget:  
267 Page 3, “Beach sand”: Increase to “6,000”  
268 Page 3, “Annuals & seasonal plant installation”: Increase to “7,500”  
269 Page 3, “Recreation equipment maintenance & repair”: Increase to “20,000”  
270 Discussion ensued regarding whether to increase “Building equipment maintenance &  
271 repair” from \$15,000 to \$25,000.  
272 Page 3, “Pool repairs”: Increase to “10,000”  
273 Discussion ensued regarding whether to increase “Paver, streets and sidewalk repairs,  
274 cleaning” from \$75,000 to \$150,000, issues procuring molded pavers, adequacy and cost of  
275 repairs, incorporating concrete and recycling and storing pavers.  
276 Discussion ensued regarding decreasing “Plant replacement” from \$30,000” to \$25,000,  
277 Storm water drainage” and work in Capri Isles.  
278 Mr. Hall stated a hole opened at the center of Barbados Isle. He noted the repairs at  
279 Cache cost nearly \$20,000.  
280 Discussion ensued regarding unassigned fund balance, working capital, setting priorities,  
281 inflation, cost increases and the challenges related to keeping assessments flat.  
282 Mr. Adams stated a line of credit is a safety net the Board can consider if unassigned  
283 fund balance gets low. Mr. Fontcha feels that the easiest way to keep assessments flat is to  
284 leave the budget as is. Asked how much assessments might increase based upon expenditures,  
285 Mr. Adams stated, given the number of units, assessments will increase by approximately one  
286 dollar for every additional thousand dollars of expenditures. Mr. Castillo suggested a list of  
287 priorities, including tennis court resurfacing, be developed for the next meeting.  
288 Mr. Adams will insert the amounts discussed today.  
289 Ms. McIntyre asked if seasonal decorations can be decreased. Mr. Adams noted that  
290 decorations increased a lot last year. He believes the contract does not allow for a decrease in  
291 the second year. He will provide a copy of the contract.  
292 Mr. Castillo asked Mr. Hall to obtain proposals to resurface priority areas.  
293 Mr. Adams stated updated numbers will be provided at the July meeting. The public  
294 hearing will be in August.

295

**296 NINTH ORDER OF BUSINESS**

**Consideration of Reserve Advisors, LLC,  
297 Reserve Study Update Proposal**

298

299 Ms. McIntyre asked for a sample reserve study. Mr. Adams stated he emailed a reserve  
300 study previously done by the same company to all Board Members but he will re-send it.

301 This item was deferred.

302

303 **TENTH ORDER OF BUSINESS**

**Discussion: Potential Expansion of Existing  
304 Gym**

305

306

This item was discussed earlier in the meeting.

307

308 **ELEVENTH ORDER OF BUSINESS**

**Discussion/Revisit of Beach Club Use  
309 Agreement Motion**

310

311

Discussion ensued regarding Beach Club access control after office hours, use of  
312 cameras, rental agreements and staffing.

313 Mr. Hall discussed instances in which doors were propped open and youths were  
314 allowed to enter and remain unsupervised.

315 Damages, liability, unauthorized entry, user and rental agreements, alcohol policy and  
316 unauthorized events were discussed.

317 Mr. Hall stated the Facilities Attendants' job description includes going through the  
318 Clubhouse and gym once per hour; however, their primary responsibility is maintaining order at  
319 the pool, which closes at 8:00 p.m.

320 Discussion ensued regarding the rover providing coverage from 6:00 p.m. until 10:00  
321 p.m., two-hour rentals, staff schedules and availability, special meetings, alcohol policy and  
322 whether to restrict access to other homeowners during rentals.

323 Ms. McIntyre predicted that more two-hour agreements will be scheduled due to  
324 popularity. Mr. Hall stated the Beach Club Use Agreement includes rules that allow privileges to  
325 be suspended for disciplinary reasons.

326 Beach Club hours of operation were discussed.

327 The consensus was for the rover to staff from 5:00 p.m. to 8:00 p.m., on weekdays and  
328 Saturdays.

329 Mr. Hall stated he must frequently prevent children from jumping the fence at the pool  
330 and, in some instances, adults allow them in, which creates a liability issue. According to the  
331 rules, individuals allowing children to enter are responsible for any resulting damage.

332 Mr. Hall will confer with Envera to address access issues on Sundays. He stated Pool  
333 Attendants are on-site from 11:00 a.m. until 8:00 p.m., during the summer.

334

335 **TWELFTH ORDER OF BUSINESS** **Discussion/Consideration: Beach Club**  
336 **Facility Rental Policies**

337

338 **A. Short Term Rental Agreement**

339 **B. Long Term Rental Agreement**

340 This item was deferred.

341

342 **THIRTEENTH ORDER OF BUSINESS** **Committee Reports**

343

344 **A. Landscape Aquascape Facilities (LAF)**

345 There was no report.

346 **B. Safety and Security Committee**

347 **• Charter and Objectives**

348 Ms. Thompson presented updated minutes of the May 16, 2023 Safety and Security  
349 Committee meeting and the May 23, 2023 meeting, which were distributed. She asked if  
350 permission is needed to use the facility for monthly educational events. The consensus was that  
351 official committees do not need permission to use CDD facilities, if the facilities are available.

352 Ms. Thompson requested permission to leave Federal Emergency Management Agency  
353 (FEMA) emergency preparedness and hurricane preparation pamphlets at the Clubhouse. The  
354 consensus was that is acceptable.

355 Ms. Thompson presented the Safety and Security Committee Charter and Objectives for  
356 approval. Ms. McIntyre motioned to accept the Charter and the Objectives. Mr. Castillo  
357 seconded. Ms. McIntyre’s motion was tabled to the July meeting. The consensus was to vote on  
358 this at the next meeting to allow Board Members an opportunity to read the documents.

359 This item was deferred to the July meeting.

360

361 **FOURTEENTH ORDER OF BUSINESS** **Approval of Minutes**

362

363 **A. Board of Supervisors: May 18, 2023**

364 **I. Summary of Motions**

365 **II. Regular Meeting**

366 It was noted that line numbers were missing from the minutes in the printed agendas.

367 The following changes were made:

368 Line 29: Change “Kishare” to “Kishore”

369 Line 119: Change “to the POA” to “by the POA”

370 Line 294: Insert “used” after “can be”

371 **III. Action/Agenda or Completed Items**

372 **B. LAF Committee: June 5, 2023**

373 **C. Safety and Security Committee: May 16, 2023**

374 **D. Other**

375

376 **On MOTION by Mr. Acoff and seconded by Mr. Castillo, with all in favor, the**  
377 **May 18, 2023 Summary of Motions, as presented, and Regular Meeting**  
378 **Minutes, as amended, and the June 5, 2023 LAF Committee Meeting and May**  
379 **16, 2023 Safety and Security Committee Minutes, as presented, were**  
380 **approved.**

381

382

383 Regarding the Member Licensing Agreement with coaches discussed at the last meeting,

384 Mr. Adams stated the adjustments were implemented.

385 Regarding Mr. Babbar’s letter to a homeowner, Mr. Adams stated, as of earlier this

386 week, the homeowner’s attorney requested guidance on how to bring the area into

387 compliance. He was given the permit specification sheets and advised that, if he will engage a

388 contractor to rebuild the area as specified with a final survey certifying that all elevation, slopes

389 and topography are correct, then the District Engineer can inspect and certify it. If the

390 homeowner wants to redesign it, he must engage an Engineer and pursue the redesign process;

391 it is unclear how he will meet the performance of the original area in terms of retaining water.

392 The homeowner wants the water to flow through but that is not what the area is intended to

393 do. The letter indicated a response is required by June 14, 2023; that criterion was met but no

394 schedule for correction was provided. He suggested giving the homeowner another 30 days,

395 which will end before the next meeting. At that point, if no response is received, the CDD can

396 pursue a legal route, perform the necessary repairs and bill the homeowner or place a lien on

397 the property. This item will be discussed at the next meeting.

398 Discussion ensued regarding rewriting the Food and Safety Statement. Ms. McIntyre  
399 stated she discussed it with Mr. Hall and Ms. Green; it is included in the Short-Term Rental and  
400 Long-Term Rental Agreements.

401 Mr. Adams stated the Controller will not attend this meeting.

402 Mr. Adams stated the CDD will receive a \$2,000 reimbursement.

403 Mr. Adams stated the Supervisor of Elections advised that the CDD can pay them to hold  
404 a Special Election and the CDD can develop its own ballot; however, this item cannot be added  
405 to the General Election ballot.

406 Mr. Adams stated he will ask Mr. Babbar how best to memorialize a Board decision not  
407 to sell the <sup>Meadows</sup> without express approval from the homeowners, as evidenced by a survey, and  
408 if a deed restriction is necessary. This item will be discussed at the next meeting.

409 Mr. Adams stated Mr. Chang inspected the weirs and two permits are outstanding. Two  
410 weirs require replacement. He will ask Mr. Chang to send an email.

411 Mr. Adams stated the CDD was officially served regarding a person alleging that they  
412 were injured by a dumbbell. The insurance company claims manager and claims counsel are  
413 addressing the matter. The dumbbells were replaced.

414 Mr. Adams stated there are no additional proposals for the weir structures; no other  
415 contractor is willing, aside from the proposal that is double what it should be. At the last  
416 meeting, the question was whether the CDD can leave the weirs in their current condition and  
417 modify the permit was discussed. Mr. Chang stated the stormwater division of his company  
418 advised that "After review of the permit design and other documentation we could find, we do  
419 not believe that The Southwest Florida Water Management District (SWFWMD) permit can be  
420 modified to allow the current conditions of the weirs' control structures to remain as they are.  
421 A significant factor is that the established normal water level in the wetlands is about two feet  
422 higher than in the lake. Without the proposed structure replacement, the wetlands would not  
423 remain hydrated and the water quality treatment volume requirements would not be met. I did  
424 consider the possibility of raising the elevation of the lake weir control structures by the two  
425 feet mentioned above, however we believe that would likely result in a negative impact  
426 upstream, such as flooding in the community and possibly upstream of the community;  
427 therefore, we do not recommend raising the elevation of the lake weir control structure.  
428 Therefore, we believe that modifying the permit to allow the current condition of the weirs to

429 remain is not a viable option.” Mr. Adams stated Mr. Chang’s company, Johnson Engineering, is  
430 in Fort Myers. Status updates are provided periodically to the SWFWMD and the SWFWMD is  
431 aware that the CDD is working on a solution but having difficulty finding a contractor.

432

433 **FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

434

435 **A. District Engineer: Johnson Engineering, Inc.**

436 There was no report.

437 **B. Facilities Manager: John Hall**

438 The June 2023 Activity Report was included for informational purposes. Mr. Hall  
439 reported the following:

440 ➤ A double invoicing issue is being addressed. Spectrum equipment was turned off but the  
441 account was not deactivated.

442 Discussion ensued regarding bank reconciliations, deposits, petty cash, receipts and fuel  
443 purchases. Information might be presented for consideration at the next meeting.

444 ➤ A new gym door will need to be special ordered.

445 ➤ Despite a blurred tag number, he is working with Envera to identify the driver and  
446 recoup damages to the Morris Bridge exit gate.

447 Mr. Hall discussed gate damage at Crosscreek and responded to questions. He stated  
448 the gate arm has not been damaged as frequently since the speed bump was installed and the  
449 gear box was just replaced. Mr. Hall discussed traffic issues with the exit gate and stated the  
450 gates do not work independently of each other.

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

452 There was no report.

453 **D. District Manager: Wrathell, Hunt and Associates, LLC**

454 Mr. Adams distributed Wrathell, Hunt and Associates, LLC’s (WHA) 60-day notice of  
455 termination of its District Management Services contract. He advised that he spoke with Mr.  
456 Babbar who will carry the Board through the process of hiring a new District Manager. Mr.  
457 Babbar would like the Board to appoint a liaison to work with him. Mr. Babbar will send a  
458 Request for Proposals (RFP) and set a Special Meeting for the Board at which he will guide them  
459 in interviewing potential new management companies.

460 Mr. Adams stated sixty days from today is August 15, 2023, which is two days before the  
461 budget Public Hearing. He will be happy to carry the CDD through the budget Public Hearing  
462 but, should the CDD wish to engage new management earlier, WHA will do everything possible  
463 to ensure a smooth transition.

464 Mr. Adams stated it has been a pleasure working with the CDD for the last eight years  
465 and wished the Board and staff members the best.

- 466 • **NEXT MEETING DATE: July 20, 2023 at 6:00 P.M.**
- 467 ○ **QUORUM CHECK**

468

469 **SIXTEENTH ORDER OF BUSINESS** **Other Business**

470

471 There was no other business.

472

473 **SEVENTEENTH ORDER OF BUSINESS** **Public Comments (non-agenda items) [3**  
474 **minutes per speaker]**

475

476 A resident asked for the marquee to be updated to reflect the current meeting date. He  
477 expressed disappointment that the newsletter had no articles about Cory Lakes and suggested  
478 that vendor reports be moved to earlier on the meeting agenda, as a courtesy.

479

480 **EIGHTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

481

482 Ms. McIntyre asked for the afterschool program to be added to the agenda. She  
483 reiterated that three of the County Commissioners and City Council Member Louis Viera are  
484 willing to attend and address the Board at a meeting or a workshop. Mr. Castillo felt that it is  
485 not a bad idea. Ms. McIntyre will check availability and try to schedule a meeting in November.

486

487 **On MOTION by Mr. Castillo and seconded by Mr. Fontcha, with all in favor,**  
488 **authorizing Ms. Belyea as the CDD liaison to work with District Counsel on**  
489 **selection of a new District Management company, was approved.**

490

491

492 **NINETEENTH ORDER OF BUSINESS** **Adjournment**

493

494 The meeting adjourned at 12:02 a.m.

495

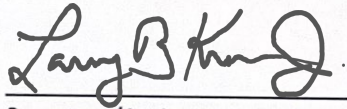
496

497

498

499

500



Secretary/Assistant Secretary



Chair/Vice Chair