

1 **MINUTES OF MEETING**

2 **CORY LAKES**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting and Public Hearings of the Board of Supervisors of the Cory Lakes
5 Community Development District were held on Thursday, August 17, 2023 at 6:00 p.m. at Cory Lakes
6 Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or
7 participate via ZOOM, at
8 <https://us02web.zoom.us/j/82005655048?pwd=aTEyMWNVVFlZWHP3czBaTXdRdTRxdz09>,

9 Meeting ID: 820 0565 5048, Passcode: 400626, or telephonically at +1-305-224-1968, Meeting ID: 820
10 0565 5048, Passcode: 400626.

11 **FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance**

12 Chairman Castillo called the meeting to order at 6:03 p.m., conducted roll call, then led everyone
13 in reciting the Pledge of Allegiance.

14 Present and constituting a quorum were:

15 Jorge Castillo	Board Supervisor, Chairman
16 Ann Belyea	Board Supervisor, Vice Chairman
17 Ronald Acoff	Board Supervisor, Assistant Secretary
18 Rene Fontcha	Board Supervisor, Assistant Secretary
19 Cynthia McIntyre	Board Supervisor, Assistant Secretary

20
21 Also present were:

22 Larry Krause	District Manager, BREEZE
23 Patricia Thibault	District Manager, BREEZE
24 Vivek Babbar (via ZOOM)	District Counsel, SRV
25 John Hall	Facilities Manager
26 Dominique Green (via ZOOM)	Office Administrator
27 Becky Abbott	Site Supervisor, Allied
28 John Alberry	Operations Manager, Allied

29 *The following is a summary of the discussions and actions taken at the August 17, 2023 Cory Lakes CDD*
30 *Board of Supervisors Regular Meeting and Public Hearings.*

31 **SECOND ORDER OF BUSINESS – Chairman’s Opening Comments**

32 The Chairman addressed the audience, thanking them for attending.

33 **THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments**

34 Vice Chair Belyea thanked everyone who reached out to her with comments during the past weeks.

35 Supervisor Acoff thanked everyone in attendance for coming out to the meeting and then
36 congratulated Dominique Green on the recent birth of her baby; he also thanked Mr. Hall and the other staff
37 for filling in during her absence, and he welcomed BREEZE to the community.

38 Supervisor McIntyre echoed Supervisor Acoff’s comments.

39 Supervisor Fontcha thanked all for coming out, welcomed the new District Management company,
40 and mentioned that he is looking forward to a good and shorter meeting, as well as a new way to do things.

41 Chairman Castillo reiterated Supervisor Fontcha’s earlier comments about sticking to the three-
42 minute time limit for speakers and noted that with the new management company, meetings are limited to

43 three hours, and that anything not covered in that time frame will need to be carried over to the next meeting.
44 He also asked everyone to be cognizant of their time and limit repetition of comments.

45 **FOURTH ORDER OF BUSINESS – Audience Comments**

46 Several members of the audience addressed the Board:

47 Ryan Foster spoke to item 7B, landscape maintenance and his dissatisfaction with landscapers
48 trimming trees not on CDD property. He also addressed costs for security and a need for more security, as
49 well as questioning why item 12, the reissuance of Meadows Deed to never sell, is still on the agenda, as
50 he thought the matter settled.

51 Ganesh Halade mentioned the clubhouse issue is a mess and looks forward to it being resolved
52 soon, as well as usage and insurance of the facility; he said that the beach club is for the residents and not
53 to be locked up. He also addressed the upcoming festival, and that it should not be religiously divisive. He
54 also wants to allow more people access to the clubhouse.

55 A resident asked Supervisors to check into the gas pipeline option in the community where
56 available; he mentioned that the Social Committee should not be part of the Board at all – anyone who
57 wants to host an event should go directly to the Board. He also addressed the budget.

58 Harry Ramphal addressed some items on the agenda, including that Veterans don't need a handout
59 regarding events; he addressed social events and the budgeted amount for them, as well as tree trimming
60 and the rental agreement for the beach club – he noted, "we pay for it, we should be able to use it."

61 Heather Thompson mentioned the Social Committee under item #17 and that everyone was invited
62 to join and participate; she also noted that the committee is important to have, as are events, to which all
63 are invited.

64 Mahmood Siddique spoke to item #17, saying that it is important to have a Social Committee and
65 important to bring all people together.

66 Pallu Gupta addressed item #15, the Diwali Festival of Lights, saying that event organizers wanted
67 the event to be free, as it is designed to be a community event for all. She also addressed item #17, the
68 Social Committee, and that social events are great for the community, but that not too many people attend
69 events approved by the committee. She noted that the CDD should consider a different format for approving
70 events.

71 A resident mentioned several items with the Board...

72 Before proceeding to the next order of business, Supervisor McIntyre requested the removal of
73 items #10 and #11 from the agenda, and that item #12 be tabled until the next meeting. She also requested
74 items #16 and #17 be moved in place of items #10 and #11. Mr. Krause requested there be a motion to
75 remove items #10 and #11, and to table item #12 to the next meeting, while leaving items #16 and #17
76 where they are on the agenda for ease of doing the minutes.

77 **On a MOTION by Mr. Fontcha, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board**
78 **approved removing items #10 and #11 from the agenda and tabling item #12 until the next meeting,**
79 **for the Cory Lakes Community Development District.**

80 The District Management team at this point in the meeting transferred the ZOOM meeting to the
81 District Manager's computer, as ZOOM was being run on another computer up to this point...

82 Sid Shah asked the Board to consider keeping the facilities open for resident use, including the club
83 house and using the system in place before. He mentioned that the Social Committee represents only a small
84 part of the community. He also mentioned that despite costs increasing, he thought the district had a budget
85 surplus.

86 Rajesh Sethi continued the discussion on the clubhouse and the selling of the Meadows; Supervisor
87 McIntyre provided some background on this item.

88 Carlos Guzman expressed displeasure that the CDD is fixing roads in the community; Mr. Hall
89 addressed this item, explaining that the roads are owned by the CDD, and that the city owns the manholes.
90 Mr. Guzman then mentioned his appreciation for the Social Committee, and its positive impact on
91 community unity.

92 Mr. Babbar mentioned that the CDD is responsible for the roads and the City of Tampa is
93 responsible for the storm sewer system.

94 Another resident, Don Reich, thanked the Board members for their service to the community and
95 welcomed BREEZE as the new District Management company. He also spoke about the health and care of
96 the lakes and aeration systems therein. He also addressed trees dying and the Social Committee and the
97 need to bring unity to the community, and that the Board should consider returning to a system that was
98 successful in the past regarding events.

99 Prashanth Bodhe asked if the community could keep \$1 million in the CDD coffers to pay off items
100 of debt.

101 A resident asked about lights for the tennis courts and whether there was money in the budget for
102 them. Supervisor McIntyre and Mr. Hall commented that a study would need to be commissioned, and that
103 the budget would be addressed later in the meeting.

104 Toshina Sethi mentioned that private rental requests need to be approved by the Social Committee,
105 and with kids returning to school, there are some drop-off location and queuing issues related to safety that
106 the CDD could send an email to residents about.

107 Chairman Castillo asked that Mr. Hall send a community-wide email with some school drop-off
108 suggestions.

109 Mr. Krause advised that there were no comments from anyone on ZOOM.

110 **FIFTH ORDER OF BUSINESS – Public Hearing on Adoption of Fiscal Year 2023-2024 Budget**

111 Ms. Thibault asked the Board for a motion to open the Public Hearing portion of the meeting.

112 On a MOTION by Mr. Castillo, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board opened
113 the **Public Hearing on the Adoption of the Fiscal Year 2023-2024 Budget**, for the Cory Lakes
114 Community Development District.

115 Ms. Thibault asked for the Power Point to start and introduced herself to the room before
116 proceeding to present the Fiscal Year 2023-2024 budget. She mentioned the Fiscal Year runs from October
117 1 through September 30 and then explained that the budget must be balanced, in that the total amount
118 available through taxation and other sources, including interest and carryover ... equal the total of
119 appropriations and expenditures in reserves.

120 Ms. Thibault mentioned that the budget was changed at the last meeting, and so the Management
121 Team distributed the more updated version of the presentation at this meeting. Ms. Thibault then proceeded
122 to discuss the process of how a budget is put together and then went slide by slide through the FY 2023-FY
123 2024 Budget presentation, highlighting increases and reductions in several line items. She also noted that
124 the expenditures budgeted for FY 2024 are \$2,508,591 - a decrease of \$261,756 from last year.

125 Supervisor Acoff mentioned that the information provided is excellent and encouraged attendees
126 to move to the side of the room to be able to better view the screen/presentation, which other Supervisors
127 also encouraged.

128 In response to praise from Supervisor Acoff about the presentation, Ms. Thibault noted that she
129 believes pie charts and graphs make information much more transparent and understandable. Ms. Thibault
130 then continued with the presentation...Chairman Castillo noted that the Capital Improvement line item
131 included the tennis courts, playground, and the weirs.

132 Supervisor Fontcha asked about the first presentation sent to the Board and why it was different.
133 Ms. Thibault explained that the Board changed the Budget, and so she brought an updated version to the
134 meeting which was distributed to the Supervisors.

135 Vice Chair Belyea also asked about the differences between budgets in the Agenda Packet (book)
136 and what was being presented, and which version was correct. Ms. Thibault advised that what she was
137 presenting matched the higher budget that was in the book and is therefore the correct version.

138 Ms. Thibault concluded her presentation and asked to open questions to the audience. Several
139 audience members presented their comments as part of the Public Hearing:

140 One resident commented about street lighting and whether solar power was a viable and cheaper
141 option. Chairman Castillo noted that the District previously looked into solar power and found it to be a
142 more expensive option with the current technology. The resident noted he would like to see more lighting
143 installed in areas that tend to be less well-lit.

144 Mr. Hall mentioned that TECO evaluated the District's lighting; he said that TECO said it was the
145 District's responsibility to move trees that were blocking the streetlights...

146 Another resident asked the Board to remove expenses for Community Events supplies from the
147 Budget and questioned why amenity staff costs increased. Supervisors responded that expenses in insurance
148 costs are the reason for the increase in costs regarding staff.

149 Another resident asked about holiday decorations and whether the District could save money by
150 purchasing decorations to own versus paying someone annually to install and remove them. Ms. Thibault
151 responded that the District could purchase decorations, but that there are other related issues to consider,
152 such as storage of decorations and whether to hire someone to install/remove them or add those as existing
153 duties to current staff that may affect Worker's Compensation costs, plus the cost to replace broken items
154 as they occur. Vice Chair Belyea added that the District pays a vendor to hang lights high up on some trees,
155 as they have the equipment to do so. She added that if the District took this on, it would have to procure
156 said equipment. She noted they also hung lights about the Beach Club facility that can change colors and
157 saved the District about \$10,000 one year. Supervisor Acoff noted that the lighting scheme can be changed
158 to fit different events and occasions, and simply needs to be requested.

159 Someone asked about the increase in the Cachet gate assessment, and Supervisor McIntyre
160 mentioned it would be \$500 more for the year for the entire community. Chairman Castillio spoke to the
161 Board having reviewed costs for the past 10 years and trying to keep the assessment fair. Mr. Hall mentioned
162 that the costs were for the gate and the monthly access control.

163 Another resident talked about the lack of irrigation in the CDD area adjacent to his property that
164 negatively impacts his property. He added that someone has requested to purchase said area from the
165 District and pay to irrigate it themselves. Mr. Babbar noted that the District would need to advertise in order
166 to open up to the public any opportunities to purchase CDD land and must sell to the highest bidder. The
167 resident also mentioned he was having issues with trespassers on his property.

168 Supervisors redirected discussions back to the budget.

169 A resident asked how to get a copy of the budget presentation, and Ms. Thibault mentioned that the
170 management company could send it out if the Board provided that direction, as well as post it on the website.

171 When asked by the Chairman, Mr. Krause noted there were no requests to speak by anyone
172 attending the meeting via ZOOM.

173 Ms. Thibault then asked for a motion and a second to close the budget public hearing.

174 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board closed
175 **the Public Hearing on the Adoption of the Fiscal Year 2023-2024 Budget**, for the Cory Lakes
176 Community Development District.

177 A. Proof/Affidavit of Publication

178 Ms. Thibault advised the Board that the proper public notification did go out as prescribed by law,
179 with proof under exhibit 6.A., and that the Board needed to adopt Resolution 2023-10 to accept the Budget,
180 under item exhibit 6.B. Mr. Krause noted that the resolution was under 5.B.

181 Vice Chair Belyea asked about the difference between Resolution 2023-10 and 2023-11; Ms.
182 Thibault explained that Resolution 2023-10 adopts the budget and Resolution 2023-11 adopts the levying
183 of the assessments, which usually follows adoption of the budget in case there are any changes to the budget.

184 B. Consideration of Resolution 2023-10, Relating to the Annual Appropriations and Adopting the
185 Budget for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; Authorizing
186 Budget Amendments; and Providing an Effective Date.

187 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH A VOTE OF 4-1 (Supervisor McIntyre
188 opposed), the Board adopted **Resolution 2023-10, Adopting the Budget for the Fiscal Year beginning**
189 **October 1, 2023, and ending September 30, 2024**, for the Cory Lakes Community Development District.

190 **SIXTH ORDER OF BUSINESS – Public Hearing to Hear Comments and Objections on the**
191 **Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023-2024,**
192 **Pursuant to Florida Law**

193 Ms. Thibault asked the Board to open the public hearing for the imposition of maintenance and
194 operation assessments to fund the budget for Fiscal Year 2023-2024.

195 On a MOTION by Mr. Acoff, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board opened
196 **the Public Hearing on the Imposition of Maintenance and Operation Assessments to Fund the Budget**
197 **for Fiscal Year 2023-2024**, for the Cory Lakes Community Development District.

198 Ms. Thibault explained the process of the public hearing and highlighted the assessment amount
199 proposed to be levied on residents; the assessments are driven by the budget and amounted to an increase
200 of \$105.90 for a single lot over last year.

201 A resident addressed the Board from the audience; Ms. Thibault asked that comments from the
202 audience address only the assessments. The resident asked if the budget decreased, would the assessments
203 decrease as well. Ms. Thibault advised that this would be the case, but that the budget was already adopted,
204 and thus assessments would not change now.

205 On a MOTION by Ms. Belyea, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board closed
206 **the Public Hearing on the Imposition of Maintenance and Operation Assessments to Fund the Budget**
207 **for Fiscal Year 2023-2024**, for the Cory Lakes Community Development District.

208 C. Consideration of Resolution 2023-11, Making a Determination of Benefit and Imposing Special
209 Assessments for Fiscal Year 2023-2024; Providing for the Collection and Enforcement of Special
210 Assessments; Certifying an Assessment Roll; Proving for Amendments to the Assessment Roll;
211 Proving a Severability Clause; and Providing an Effective Date.

212

213 On a MOTION by Ms. Belyea, SECONDED by Mr. Castillo, WITH A VOTE OF 4-1 (Supervisor McIntyre
214 opposed), the Board adopted **Resolution 2023-11 on the Imposition of Maintenance and Operation**
215 **Assessments to Fund the Budget for Fiscal Year 2023-2024**, for the Cory Lakes Community
216 Development District.

217 **SEVENTH ORDER OF BUSINESS – Staff Updates**

218 A. Envera

219 There being none, the next item followed.

220 B. Landscape Maintenance - LMP

221 There being none, the next item followed.

222 C. Allied Universal

223 Becky Abbott (Site Supervisor) and John Allberry (Ops Manager) addressed the Board, including
224 talking about the first day of school and drivers/speeding and kids pick up and drop off issues. Ms.
225 Abbott mentioned that she spoke with Mr. Hall and mentioned some ideas she had to help “ease
226 the chaos” surrounding kids’ drop-off and pick. Mr. Allberry picked up the conversation and asked
227 if there should be designated areas set aside for kids’ pick up and drop off, and asked what they can
228 do to address the issue.

229 Ms. Abbott talked about coning-off areas and doing what they can. She stated that resident
230 pushback included comments like, “this is how things have been done for years,” but Allied is
231 trying to make the process safer for all.

232 Supervisor McIntyre asked how many bus stops are in Cory Lakes; Ms. Abbott advised that this is
233 not a bus stop, but rather a carpool issue. She also stated that she felt the safest place for the carpool
234 area is at the gate.

235 Ms. Abbott discussed that she is a “working supervisor” and tries to help as much as she can while
236 on site; she said she works the gate four days a week. She also worked up a flier on carpool safety
237 that she has been handing out to carpoolers.

238 Supervisor Fontcha asked if the problem with carpoolers is more residents or outsiders. Ms. Abbott
239 said that it is more residents. She said that the guests or outsiders follow her directions better.

240 Supervisor McIntyre mentioned that it might be better, for resident-to-resident transfers, to be done
241 at the Beach Club or tennis courts...

242 Supervisor Fontcha noted there is no space at the tennis courts; he spoke to the advantage of having
243 the gate.

244 A resident spoke up and thanked Allied for their work. She mentioned getting Allied staff some
245 neon vests for their safety. Supervisors asked Mr. Hall to check into getting vests for staff.

246 Supervisor Fontcha mentioned getting cones and using them in the morning especially.

247 Mr. Allberry asked the Board to get the cones with reflectors on them, especially considering earlier
248 darkness with the impending time change. Ms. Abbott mentioned that Mr. Hall issues them the
249 cones.

250 Chairman Castillo mentioned the Board would like to see more consistency with employees
251 regarding Security and less turnover. Mr. Allberry addressed this with the Board and said that he
252 is working on it.

253 Supervisor Acoff asked Mr. Allberry to show “existing versus proposed” for comparative purposes
254 regarding any proposals submitted to the Board for consideration, so that they know exactly where

255 the costs are, and include the benefits gained. He wants to know the added value – what services
256 they get for what money. He said he is looking for justification of expenses.

257 Ms. Thibault advised Board members that they are, at this point, halfway through their three-hour
258 meeting.

259 **EIGHTH ORDER OF BUSINESS – Acceptance of Unaudited Financial Statements as of June 30,**
260 **2023**

- 261
 - Included under this item are the Check Register and the General Ledger

262 Ms. Thibault advised that Wrathell Hunt put these financials together, and noted for the record that
263 despite the Financials saying they were recent as of June 30, they were actually reflective of May
264 31's status.

265 Supervisors asked if the financials will look like those included in the packet moving forward, and
266 Ms. Thibault advised that BREEZE will tailor them to fit the needs of the District Supervisors. She
267 also noted that Mr. Krause would meet with Board members individually to ascertain their
268 preferences regarding presentation of the financials.

269 The Board asked when BREEZE would have a baseline report of the financials, and Ms. Thibault
270 stated that it should be by September or October, as BREEZE only recently received accounting
271 information from the former management firm (the day of the meeting).

272 Ms. Thibault noted that it is her belief that the financial information for a District be transparent so
273 that the residents know what the Board is doing. Supervisors agreed.

274 Supervisor McIntyre asked if the financials must be three months in the rears. Ms. Thibault advised
275 that based on when the Board meets (after the halfway point in the month), that their financials
276 moving forward should reflect the previous month, therefore being only one month in the rears.

277 Ms. Thibault said that as part of her financial assessment, she will review where the District is
278 invested, how their investments work and how much interest they are earning in order to maximize
279 the portfolio on the interest. In addition, she noted that due to her relationships with other financial
280 institutions, she will bring a comparative analysis back to the Board with potentially higher interest
281 rates for higher earnings.

282 Supervisor Acoff asked Ms. Thibault to find out where the \$458,233 as shown by the financial
283 audit is; she said she will find it as part of her in-depth dive into the District's Financials. Ms.
284 Thibault also advised that she sets the budget up so that line items show specific amounts related
285 to certain projects to avoid any confusion over funds that are not otherwise assigned.

286 Supervisor McIntyre mentioned that the District added new roofs to the two Guard houses and the
287 Beach Club and was hoping to see a rate discount from the Insurance carrier for the District
288 accordingly. Ms. Thibault advised that Mr. Krause is already working with the Insurance carrier on
289 that issue.

290 Supervisor Acoff asked if it would be helpful if the Supervisors put together a list of items they
291 would like to discuss when meeting individually with Mr. Krause; Mr. Krause said that would be
292 very helpful.

293 Ms. Thibault and the Board discussed her and the District Management team's availability to meet
294 and discuss any issues with the Board members, during and after business hours.

295 On a MOTION by Mr. Castillo, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board
296 accepted **the Unaudited Financial Statements as of June 30, 2023, correcting the date from June 30,**
297 **2023, to May 31, 2023,** for the Cory Lakes Community Development District.

298 **NINTH ORDER OF BUSINESS – Staff Report: Office Administrator – Dominique Green**

299 Ms. Green announced her presence on ZOOM and advised the Board that while she has been taking
300 calls at home, the onsite team continues to conduct day-to-day activities, including implementing
301 the same rules and regulations, getting organized, making sure everyone is on the same page, and
302 treating everyone fairly.

303 Ms. Green asked the Board if there was anything they would like for her to work on, and in the
304 meantime, she has created a Facebook page and updated it with community meetings and events.
305 She continues to work with staff to maintain consistency through her maternity leave.

306 Supervisor McIntyre mentioned that she reviewed the previous meeting’s minutes and recalled that
307 last month she brought up that several residents were not being notified when they have guests at
308 the gate because they may not be in the system, and that Ms. Green was to send an email to the
309 community reminding residents that if they are not being notified via text when they have a guest,
310 that they should go to the office to get registered.

311 Ms. Green advised that she did send out a notification through Constant Contact, but she will double
312 check and resend the notification to all residents.

313 Supervisor Acoff noted that it might be wise to send notification multiple times with all the new
314 people coming into the community, perhaps as much as once a week for a time.

315 Supervisor McIntyre inquired of Ms. Green whether she was on her second or third week of being
316 off, but then corrected herself to note that Ms. Green has not been off, but rather working remotely.
317 Supervisor McIntyre then asked when Ms. Green would return, as she is missed. Ms. Green said
318 she has been working from home. Supervisor McIntyre reaffirmed that Ms. Green is on her third
319 week out and expressed her pleasure that everything turned out well. Vice Chair Belyea told Ms.
320 Green to take good care of herself.

321 **TENTH ORDER OF BUSINESS – Presentation/Discussion: MJ Sports Coaching Contract**

322 This item was REMOVED from the agenda under the FOURTH ORDER OF BUSINESS.

323 **ELEVENTH ORDER OF BUSINESS – Discussion: After School Program**

324 This item was REMOVED from the agenda under the FOURTH ORDER OF BUSINESS.

325 **TWELFTH ORDER OF BUSINESS – Consideration of Reissuance of Meadows Deed to Never Sell**

326 This item was TABLED until the next CDD Meeting under the FOURTH ORDER OF BUSINESS.

327 **THIRTEENTH ORDER OF BUSINESS – Discussion: Weir Project**

328 The Board asked Mr. Krause and Ms. Thibault if they were familiar with the weir project; Ms.
329 Thibault advised that she had read some of the minutes on the project and even reached out to
330 another district engineer to see if he could provide some recommendations, but he said he would
331 need to pull a lot of reports. Ms. Thibault said she then asked the engineer if he could do a flyby
332 of the project at no cost to the Board if the Board was amenable to that. The Board gave direction
333 to Ms. Thibault to proceed with her suggestion to engage her Engineer to review the project at no
334 cost to the Board, and have him get in touch with Johnathan to coordinate. Supervisor McIntyre
335 directed Mr. Krause to make sure this item is on the agenda next month.

336 **FOURTEENTH ORDER OF BUSINESS – Continued Discussion: Homeowner Action/Response**
337 **Regarding Dispersion Pond (17923 Cachet Isle Drive)**

338 Chairman Castillo asked Mr. Babbar to share an update with the Board on this item. Mr. Babbar
339 stated that he had reached out to the resident and that the resident has since hired a contractor to

340 engage in work on the property, who also appears to be talking with SWFWMD, and that once they
341 have a timeline, they will provide that to the District.

342 Chairman Castillo inquired as to whether there is a timeline that can be shared. Mr. Babbar
343 indicated that once the resident and his team have their conversations with the permitting agencies,
344 and the District has that information, the District will have a better idea of where it is. Mr. Babbar
345 said that he hoped to have an update by the next meeting. Mr. Babbar will continue to stay in contact
346 with District Engineer Phil (Chang).

347 Mr. Babbar next discussed the cease-and-desist letter he has prepared to send to the former tennis
348 coach the day following the meeting (August 18, 2023). Mr. Babbar clarified for the Board that this
349 is for the former coach, Coach B.

350 **FIFTEENTH ORDER OF BUSINESS – Diwali Festival of Lights Clubhouse Rental Request**

351 Prior to discussing this item, Mr. Babbar asked if the Board wanted him to stay on the ZOOM call;
352 consensus from the Board and Ms. Thibault was to let him disconnect for the remainder of the
353 meeting.

354 Chairman Castillo introduced the item and mentioned his understanding, based on the presentation
355 made earlier, was that this is a request to have the fee waived for the event. Chairman Castillo noted
356 that he had received an email from a resident asking for this item to be on the agenda.

357 Vice Chair Belyea noted that Diane Taylor had brought a similar request to the last meeting; she
358 mentioned her belief that there should be some consideration given to events that are being put on
359 for the entire community – once they are scheduled with the CDD office. Ms. Belyea noted that
360 she feels this is a reasonable request. She also mentioned going back to look at the impact of the
361 Social Committee and getting away from what the District previously did, and how they may want
362 to address things in the future. She mentioned that the CDD Board can vote to waive the fee if it is
363 a community-wide event, and that they need to look at their policy.

364 Supervisor McIntyre pointed out that there was a motion at the last meeting, when the August 12th
365 event was approved, and proceeded to quote part of that discussion, which included,
366 "...recognizing that this will be the last exception that is made," and that the motion was approved.
367 She also advised that during that discussion, Supervisor Fontcha said that the Social Group (not
368 Committee) is not going to be able to use the Beach Club anymore, free of charge. Ms. McIntyre
369 says she then said that they will figure out how to make events part of the Social Committee of the
370 CDD. She noted that less than a month has passed and there is someone now who wants to use it
371 for free, despite the majority of the Board saying that was to be the last exception that was to be
372 made.

373 Vice Chair Belyea commented that they have a dilemma, as the Social Committee wants to use the
374 facility for every event they have. Supervisor McIntyre stated that is no longer the case. She said
375 the Social Group is no longer in existence as of the last meeting. She also noted that she cannot
376 afford to pay the \$350 every time they get a group of homeowners together for the many different
377 events they have planned.

378 Supervisor McIntyre noted that the Social Committee charter is on the agenda for discussion, and
379 that Mr. Babbar previously mentioned that he does not have another CDD that has charters for their
380 committees, and suggested they use guidelines for the Social Committee as an alternative.

381 Supervisor Acoff noted that this has been talked about since January, but that they have not had
382 movement on anything. He mentioned wanting to approve something so that they can advise
383 homeowners on what to expect. He emphasized that they need to get a consistent message to the
384 homeowners.

385 Vice Chair Belyea shared that they have a working policy, where if people wanted to have an event,
386 they would come in and sign an agreement with the CDD office and the CDD office would arrange
387 for them to do a rental, and there were many other events the CDD office managed throughout the
388 year.

389 Supervisor Acoff said he is not against anything, but that they really need a policy and consistency.
390 He also mentioned that he would like the Board not to be in the middle of it, and that decisions
391 should be driven by policy and not personality.

392 Chairman Castillo agreed with Supervisor Acoff and recalled that this past year has been the worst
393 that it has been in a long time, with more people wanting to have the fees waived. He said that it
394 was never this much of an issue in the past. Vice Chair Belyea added that they never waived fees
395 before. Mr. Castillo opined that they may want to consider returning to the old way of handling
396 event requests. He said that they want to do the right thing for the homeowners, as they are all
397 homeowners. Mr. Castillo continued to say that he felt the Clubhouse should be open on Sundays,
398 as that is the day most people have off and could use it.

399 Supervisor McIntyre stated that Chairman Castillo is talking about the usage agreement, which is
400 separate from having homeowners use it for free - an item to be talked about later in the meeting.

401 Chairman Castillo noted that all the agreements in place now have convoluted the issue; he said
402 that the District needs to go back to the time when there were no issues. He continued to say that
403 he does not understand why this has become an issue in the past year.

404 Based on comments from Supervisor McIntyre, the Chairman reiterated that he is talking about
405 both the fee waiver issue and the issue of residents being able to use the clubhouse free of charge.

406 Supervisor McIntyre stated that whenever she wants to use the beach club free of charge, she has
407 used the process for the past year and a half that includes a form Supervisor Acoff created that she
408 completes and submits to the CDD. She added that at the last meeting, the majority of the room
409 voted not to allow that to happen again.

410 At this point several members of the audience interrupted and made comments from their seats.

411 Supervisor McIntyre resumed her comments and stated that the Board needed to come to a decision
412 about this issue. She mentioned a discussion at the last meeting that included comments about
413 making an exception at that time, not doing it again, and the possibility of others wanting to use the
414 facility and possibly claiming discrimination if they are not afforded the same opportunities.

415 At this point several members of the audience interrupted again with comments from their seats;
416 again, members of the Board and management team asked the audience to refrain from making
417 comments and respect the meeting process.

418 Supervisor McIntyre stated that the reason there are more issues now is because more homeowners
419 are requesting use of the facility, which is a positive. She continued to explain her vote last month
420 relating to Mrs. Taylor's event request, then began discussing scenarios of the types of events they
421 might need to consider, such as anti-abortion or pro-abortion groups, and whether events like those
422 would be allowed.

423 Supervisor Fontcha noted that items like this are the reason the Board is sitting there – to conduct
424 their own analysis and make determinations based on what they think is going to benefit the
425 community.

426 Supervisor McIntyre asked Supervisor Fontcha about personal events, such as birthdays. He
427 responded that with notice, the Board should use its discretion – Supervisor McIntyre added “on a
428 case-by-case basis.”

429 Vice Chair Belyea suggested that all event requests should go through the CDD office.

430 Supervisor Acoff noted that the reason the form was created was to prevent these types of
431 discussions by the Board. All the information should be there on the form, including insurance and
432 security information, to provide the Board with everything it needs to make an informed decision.

433 Vice Chair Belyea stated that this was part of Amanda's job and part of Dominique's job.

434 Chairman Castillo stated that he regrets saying something at the last meeting that may have
435 indicated his preference for no more free events and stated that the District needed to return to the
436 previous system. He suggested they have the form located in the CDD Office to be completed by
437 resident requestors, then have staff bring it to the next Board meeting for the Board to make a
438 determination.

439 The Board agreed with the Chairman; The Chairman directed residents to reach out to Mr. Hall or
440 Ms. Green at the clubhouse for the form.

441 Supervisor Acoff suggested that the discussed process needs to be sent out to the entire community
442 to eliminate some potential confusion and division; the Chairman agreed.

443 Mr. Krause advised the Board that the time was now 8:09 p.m. Chairman Castillo moved on to the
444 next item on the agenda.

445 **SIXTEENTH ORDER OF BUSINESS – Discussion/Consideration: Beach Club Facility Agreement**
446 **and Rental Policies**

- 447 A. Short Term Rental Agreement
- 448 B. Long Term Rental Agreement
- 449 C. Revisit of Beach Club Use Agreement Motion

450 Supervisor McIntyre stated the Beach Club Facility Agreement was rewritten based on comments
451 "made by this committee over the past few months..." She said that the most recent agreement
452 included the Board's intention to have staff at the facility Monday through Friday until 8:00 p.m.,
453 and that if staff could not be there, they would have the rover there. She added that there is no staff
454 there Saturday morning, so the facility is closed then, and there is no staff or rover there all day
455 Sunday, so it is closed then as well.

456 Vice Chair Belyea stated that this was just discussed and that the residents have asked that the
457 Beach Club revert to its original hours, and she agrees.

458 Supervisor McIntyre stated that, respectfully, Vice Chair Belyea take on the project and rewrite the
459 rental agreements, the Beach Club Facility agreement and the rules and regulations, as she says she
460 has already rewritten them five times with Mr. Hall and Ms. Green.

461 Supervisor Fontcha noted that they are changing what they started, and that there was really nothing
462 wrong with the system in place before the initial changes were made. He suggested they go back
463 to the way things were done previously and walk it forward from there.

464 On a MOTION by Mr. Fontcha, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
465 **Restoring access to the Beach Club Facility that was previously in place; Keeping the Beach Club**
466 **Facility Door Unlocked when staff is present, and allow for fingerprint access to the facility when**
467 **staff is not present, Monday through Sunday, for the Cory Lakes Community Development District.**

468 Supervisor Acoff noted that the District needs to hold people accountable for any damage to the
469 Beach Club facility. Vice Chair Belyea agreed to take the project on from Supervisor McIntyre;
470 Ms. Bleyea requested someone send her the files, that she may edit them.

471 Chairman Castillo noted that as the District intends to hold people accountable. He asked Mr. Hall
472 to look into adding more cameras around the facility; Supervisor Acoff stated that it is important
473 for the team to support Mr. Hall in these efforts.

474 Mr. Hall noted that nine months ago, before this became an issue, his biggest concern was that there
475 were usage agreements for the pool and the gym that people signed, indicating their understanding
476 of the rules and the consequences of breaking them. He noted that there is no such agreement in
477 place for the Beach Club facility.

478 Supervisor Fontcha agreed that it is an issue and that they can use technology, such as cameras, to
479 address the issue.

480 Chairman Castillo advised Mr. Hall that a lot of the furnishings in the facility are old, and that the
481 facility needs a total rehab at some point, but in the meantime, they can try and procure more
482 cameras from Envera, or if Mr. Hall can find an alternative, to look into that.

483 Vice Chair Belyea conveyed her thoughts that the topic needs to be concluded – a vote was taken,
484 and it was unanimous that they go back to the old hours.

485 Supervisor McIntyre directed staff to make sure social media knows that the Board voted
486 unanimously to revert to the former hours. Vice Chair Belyea asked for confirmation that the hours
487 will be posted on the front of the building as well.

488 **SEVENTEENTH ORDER OF BUSINESS – Consideration of Social Committee**

489 • Event Proposal Form and Organizational Guidelines

490 Supervisor McIntyre mentioned that the Social Group did not want to be a committee because they
491 were not sure how to comply with Sunshine laws; She mentioned that she, Mr. Hall, and Ms. Green
492 attempted to structure the group so that they go forward in a positive way and comply with Sunshine
493 laws. She presented Social Guidelines to the Board for its consideration.

494 Ms. McIntyre continued to say that the Social Committee would consist of a Chairman, Ms. Green,
495 and Mr. Hall. She talked about the former Spirit Committee, chaired by Sheila Hack, and how she
496 plans to run the Social Committee the same way, with the exception that the Spirit Committee never
497 received funds from the CDD.

498 Ms. McIntyre recalled that at the last meeting, she suggested funding for the committee be cut at
499 \$18,000, and maybe take five or six thousand out of that, but that the majority on the Board did not
500 want to do that, so she has brought back a proposal to do the Social Committee. The Social
501 Committee would consist of the Chairman, Ms. Green, and Mr. Hall.

502 Ms. McIntyre stated she had concerns about the structure, so she consulted District Counsel Babbar
503 and handed out to the Board his responses to her questions via email. Among the questions was
504 whether a Supervisor could be the Committee Chairman, to which he responded yes, there is no
505 prohibition against that. She also discussed being a liaison with the Security Committee, and the
506 merits of being a liaison versus a member of the committee in regard to voting and Sunshine laws.

507 Ms. McIntyre also brought up the issue of BREEZE Management supervising Ms. Green and Mr.
508 Hall and said Mr. Babbar advised in his email response that the Board members are direct
509 supervisors of District Employees and should not be delegated to the District Management firm.

510 Ms. McIntyre reaffirmed that a CDD Supervisor can be a committee chairman, and that until they
511 find another committee chairman, that she (Ms. McIntyre) serves as committee chairman. She also
512 summarized position responsibilities within the committee setup, including the Office
513 Administrator, Ms. Green, being responsible for the money, so she would be turning in all invoices;
514 Mr. Hall, as Facilities Manager, would also need to be a part of it.

515 Ms. McIntyre stated that she has been working with Ms. Green on putting events together and noted
516 that the events listing in the Board Agenda Packet is incorrect, but that Supervisors were emailed
517 an updated list by District Management. She added that last year, Amanda did a total of nine events
518 and spent about \$15,000 of the budget: the Fall Festival, the International Food and Arts Festival,
519 and the Easter Fest - each was about \$4,000 to \$4,500.

520 Ms. McIntyre stated her objective, along with Mr. Hall, is to present as many events as possible
521 that reach the broadest group of residents, as the intent is to bring as many people together to have
522 a good time. She mentioned the Social Group was very effective at this and noted her belief that if
523 the Social Committee of the CDD sponsored events, they would have even better attendance.

524 Ms. McIntyre mentioned she spoke with Mr. Hall about the Cricket Match and the possibility of
525 charging people \$5.00 to participate. She mentioned Mahmood was in charge of the event, and that
526 he agreed with the notion to charge people \$5.00 to participate in the event. She said Mr. Hall
527 mentioned that in his experience, if you charge people, attendance will suffer. She said that she was
528 proposing 40 events, including a luncheon, where they could have an awards ceremony. The total
529 fee would be \$250, and they would be expecting 50 people.

530 Ms. McIntyre noted that the community has a wide group of people and listed several of the
531 upcoming events to the Board for them. She reminisced about fun game nights, but noted they will
532 not have those anymore for lack of help.

533 Ms. McIntyre stated that Mr. Babbar had previously noted that if there is food as part of a CDD
534 event, it must be catered. She noted there are three ladies' lunches scheduled and \$480 will pay for
535 all the lunch, and that all of the prices associated with each event include catered food.

536 Ms. McIntyre stated her proposal is to have the Social Committee hold three events at a total of
537 about \$12,835. She mentioned that Amanda had kept detailed records until the last three years, and
538 that there were a lot of companies that stepped forward to sponsor events in the past, and that these
539 events may end up not costing the CDD anything.

540 Ms. McIntyre added that when she first started talking to Ms. Green about events, that Ms. Green
541 stated that she does not work weekends, and that nobody told her that was part of her job
542 responsibilities. Ms. Green interjected, and Ms. McIntyre asked Ms. Green if she would work
543 weekends. Ms. Green continued to say that she did not say that she does not work weekends. She
544 explained that what she said was that it was inconsiderate to have back-to-back events and expect
545 people to work weekends when that is the only time they have to spend with their families. Ms.
546 Green stated that she never said she does not work weekends.

547 Supervisor Acoff said that he felt this part of conversation should be taken offline, and Chairman
548 Castillo agreed. Ms. McIntyre mentioned that they can hold events when staff is present.

549 Supervisor Fontcha inquired as to whether they have a CDD Social Committee in place. Supervisor
550 McIntyre stated that that is what they would vote on tonight. Mr. Fontcha responded, based on what
551 he has heard and seen, that he feels they should go back to the way they used to do things, with the
552 Office Manager managing events. He said that they could have the volunteer group that suggests,
553 but not run events. Vice Chair Belyea stated that she agreed with that.

554 Supervisor McIntyre said that the Social Committee would consist of Ms. Green, a Chairman, and
555 Mr. Hall.

556 Supervisor Fontcha reiterated going back to business the way they used to do it. He added that he
557 has no problem with a social group coming together to request the use of the clubhouse for events,
558 but not organizing events. A social group could bring ideas for events, but they should go back to
559 the old way of doing business, as it worked fine.

560 Chairman Castillo asked Ms. Thibault if she could share give direction on how some of her other
561 communities run events. He noted that the Board could use some guidance, and that in the past, the
562 District hired a company to help them that worked out well, but that it cost more than the \$18,000
563 in the budget now.

564 Ms. Thibault mentioned she has been watching Cory Lakes for many years and believes that the
565 former company was called Evergreen. Ms. Thibault continued to say that most of the other districts
566 in the BREEZE portfolio utilize an amenity or lifestyle manager, or they rely on the attending
567 person to supervise events. Ms. Thibault also noted that not one of the 40 districts they manage has
568 a Social Committee that they give this kind of authority to. She recommends they turn it over to
569 somebody in the office or hire someone outside, as they could be exposed to some liabilities, and
570 the added buffer of a staffer or hire could be helpful. She concluded by adding that BREEZE does
571 offer lifestyle services.

572 Chairman Castillo thanked Ms. Thibault for the ideas and asked if the Board could get some
573 references, as he does not want to continue with the sense of division when there is a Supervisor as
574 the Chair of the Social Committee.

575 Supervisor Acoff asked about the Cricket events in August and September and if any of them are
576 actually planned right now, because if they are, he thinks they need to proceed, and they need to
577 move to the next meeting with respite. He asked if the events are to be attended.

578 Supervisor McIntyre stated that they started to promote the events in August and September
579 because she thought “this committee” was going to approve them, but if they return to the former
580 process, Ms. Green should handle. She added that the Back-to-School Pool Party was not held this
581 year because Ms. Green was new and was gone, and they apparently need to cancel the Cricket
582 events.

583 Supervisor Fontcha expressed that it was understandable that the event that was missed was because
584 Ms. Green was new and learning the processes, but it’s the District’s expectation that moving
585 forward, the big events (Back to School, Boat Parade, etc.) will be run by the Office Manager,
586 unless the District finds someone else to do them. Chairman Castillo agreed.

587 Mr. Hall began to update the Board on the history of events; Vice Chair Belyea stated that perhaps
588 Mr. Hall, being in the office, could run the Cricket Event. Supervisor McIntyre indicated that Mr.
589 Hall had stated that Ms. Green is paid more to do these things.

590 Ms. Thibault stated that what she is hearing from Supervisors is that they want to push this
591 discussion and perhaps have either the amenity manager or designated person do it; that the pressing
592 concern is the August event and having somebody oversee what that event looks like.

593 Chairman Castillo noted that the August event, the Cricket Event, was not planned yet – just
594 communicated. Supervisor McIntyre said that it was not approved because the Social Committee
595 did not request it.

596 Supervisor Acoff asked that they move on to the next item; Supervisor Fontcha stated that Ms.
597 Green might not be available for events due to maternity leave, but the expectation when she returns
598 is that she will manage the big events, unless they find a company at a reasonable cost to manage
599 them.

600 Ms. McIntyre stated that Amanda worked part-time for lifestyle in the office and Wendy worked
601 full-time; when Wendy quit, Amanda went full-time and received an increase in pay to handle
602 everything.

603 Ms. Thibault asked what the hours for the August event were, as she had a Lifestyle Manager from
604 BREEZE at the meeting and could propose a cost to manage it for them. Chairman Castillo advised

605 the event is on a Saturday. Ms. Thibault clarified that the proposal would be for just the one event,
606 as it has already been promoted. Supervisor McIntyre indicated they were expecting 25 people for
607 the event; Board consensus was to move on to the next item on the agenda.

608 Mr. Hall stated that he would send an email to the Board with information on how the process
609 worked under Evergreen, including expenses, as he recalled they may have been close to \$50,000
610 for events, but that only \$14,000 was going toward the events.

611 Chairman Castillo asked for this item to added to the agenda for the next meeting.

612 **EIGHTEENTH ORDER OF BUSINESS – Committee Reports**

613 A. Landscape Aquascape Facilities (LAF)

614 Mr. Carpenter stated there was nothing to report other than the minutes of the last meeting. He did
615 note that the LAF meetings are no longer posted to the board (sign) at the community entrance
616 because the meetings are never removed from it, and it is embarrassing. Vice Chair Belyea and
617 Supervisor Fontcha agreed and stated it was a community-wide issue, not specific to the LAF
618 meeting postings.

619 B. Safety and Security Committee

620 • Updated Charter and Objectives

621 Ms. Thompson asked the Board if they had the Charter and Objectives in their packets. She
622 summarized the minutes from the last meeting and noted there was nothing new to add; she
623 noted they had worked on the next article for The Islander on lightning safety and stroke
624 awareness.

625 Supervisor McIntyre stated that the last time Mr. Babbar was there, he mentioned that none of
626 the CDDs he works with have charters for their committees, so she questioned at that time
627 whether they needed a charter for the Safety and Security Committee. She noted he has not
628 seen a charter and that there is not one included in the packet for this meeting. She asked if
629 they need a charter and whether it needs Board approval.

630 Vice Chair Belyea asked that if the committee does not need a charter, does it need a mission
631 statement, a stated purpose. Supervisor McIntyre mentioned that the LAF has a mission
632 statement and the charter for the Safety and Security Committee had a mission statement as
633 well.

634 Supervisor Acoff stated they need to look at it and make a decision; others stated this is the
635 third time this has been brought up; Ms. Thompson said she would get something to the Board
636 for its review.

637 There was a call for a time check, and Ms. Thibault noted the time was 8:43 p.m.

638 **NINETEENTH ORDER OF BUSINESS – Approval of Minutes**

639 A. Board of Supervisors: July 20, 2023

640 i. Summary of Motions

641 ii. Regular Meeting

642 iii. Action/Agenda or Completed Items

643 B. Safety and Security Committee: July 18, 2023

644 C. LAF Committee: August 7, 2023

645 D. Other

646 Supervisor Acoff had changes on page 2 – change Lauren Krause to Lauren Parsons throughout the
647 minutes, including line 72 and line 77, according to Vice Chair Belyea.

648

649 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved
650 the Minutes for the July 20 Meeting with Amendments as Discussed, including Items A.i., A.ii., A.iii.,
651 B., C., and D., for the Cory Lakes Community Development District.

652 **TWENTIETH ORDER OF BUSINESS – Staff Reports**

653 A. District Engineer: Johnson Engineering, Inc.

654 There being none, the next item followed.

655 B. Facilities Manager: John Hall

656 There was no update on the weirs, aside from what Ms. Thibault advised earlier in the
657 meeting about contacting her engineer to do a high-level review.

658 Mr. Hall advised that parts were ordered for the treadmills – the lift motor. Chairman
659 Castillo asked for an ETA on repairs. Mr. Hall stated he had reached out to the company numerous
660 times with no response, so he will try and contact the owner of the company next.

661 Mr. Hall also noted he continues to work with Phil (Engineer) and Mr. Babbar on the
662 Cachet Isle item; he also indicated he's trying to get the paver company out to the community for
663 the roadways – they did a little bit of work the previous week. They are using the mixed sand as
664 prescribed.

665 Mr. Acoff noted the last repairs looked much tighter than the previous attempts. Mr. Hall
666 agreed and noted he advised the vendor to not rush the job but to do it right.

667 Vice Chair Belyea opined on the possibility of shutting down the Cross Creek entrance
668 when the repairs there are scheduled to take place. Mr. Hall noted they try and do the work between
669 bus runs, as they cannot re-route the buses.

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

671 There being none, the next item followed.

672 D. District Manager: BREEZE

673 Ms. Thibault advised that BREEZE had begun the transition from Wrathell Hunt, having
674 received all the electronic files as of that day, with downloading and sorting now taking place. She
675 introduced Ms. Parsons and noted her own pride in the BREEZE Resident Support Center, to which
676 Ms. Parsons would speak.

677 Ms. Parsons noted that she had received the community newsletter, and they used a lot of
678 contacts there to start building their Resident Support Center. She also noted that they received
679 their first phone call that day, inquiring about the HOA Management Company, which they
680 provided. Ms. Parsons stated that she brought some fliers to leave for residents with phone and
681 email contact information and advised that residents can also reach them through the website.

682 Supervisor Acoff mentioned receiving an email for a proposal for the website; Ms. Thibault
683 advised that came from Mr. Krause. Mr. Acoff asked if, at that moment, the website is in
684 compliance. Ms. Thibault confirmed that it is. She added that Wrathell Hunt had the domain and
685 that it had to be flipped over to the CDD, and that the District could retain the current vendor or
686 approve another vendor to manage the website, and that would be for the Board to make a motion
687 on. She recommended that the Board retain the domain in the name of the CDD, so that it does not
688 reside with a vendor or management firm, and thus would need to be reacquired should there be a
689 change.

690 Ms. Thibault indicated there are two proposals for website management provided by Mr.
691 Krause; one is to maintain the website at the current cost, and the second with another vendor would
692 cost about \$900.00 more a year plus start-up costs. She noted that BREEZE is not familiar with
693 Strange Zone, but if there are issues, she will advise the Board as such. Mr. Krause advised that
694 they have been very responsive to his requests. Supervisor McIntyre advised that the website needs
695 to be updated, and Mr. Krause advised he has already started an audit of the site.

696 On a MOTION by Ms. McIntyre, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board
697 approved **The Website Management Proposal from Strange Zone to Continue Managing the CDD**
698 **Website for One Year at the Current Cost**, for the Cory Lakes Community Development District.

699 Vice Chair Belyea inquired as to whether Ms. Green would have access to post CDD items
700 to the website. Ms. Thibault advised the process would continue as it had, but that BREEZE will
701 look to the Chair and Vice Chair for additional guidance concerning processes. Ms. Belyea and
702 Chairman Castillo advised that Ms. Green and Mr. Hall should have editing access, as they run the
703 day-to-day activities of the District.

704 Ms. Thibault restated that Brezee intends to review the District's processes; she also noted
705 the time as 8:54 p.m., but they will go to 9:10 p.m. as the meeting started at 6:10 p.m., according
706 to Supervisor McIntyre.

707 Chairman Castillo asked Mr. Hall about the clubhouse portico. Mr. Hall noted that a U-
708 Haul was driven underneath it a couple of weeks prior and got stuck; he noted they kept the deposit.

709 Supervisor Acoff noted there are a lot of moving parts, and some people are working
710 remotely, but that if any staff need anything from the Board, to let them know.

711 Mr. Hall advised that he is focusing on enforcing rules and regulations and getting people
712 to turn in their fingerprints for gym use.

713 On final remarks for this item, BREEZE stated they are very excited to be here, and a
714 Supervisors responded in kind.

715 **TWENTY-FIRST ORDER OF BUSINESS – Other Business**

716 Supervisor Acoff stated he wanted to talk about the Budget Report, that it made him feel like he
717 was back in the corporate world and that it had good information. Supervisor McIntyre stated it
718 was a red-letter day.

719 **TWENTY-SECOND ORDER OF BUSINESS – Public Comments: Non-Agenda Items (3 Minutes**
720 **per Speaker)**

721 Vinoo Minna addressed the Board. He asked that a communication go out to residents about
722 security – Mr. Hall said that they would send an email to all residents. He also asked if it was all
723 right to use the outside parking lot (outside the gate) at the Cross Creek entrance, to exchange
724 students.

725 Mr. Hall noted this was discussed previously, but that due to the normal flow of traffic, it was not
726 practical, despite that area belonging to the CDD.

727 Mr. Minna also addressed speeding in the community as an issue. He also addressed the poor
728 quality of the ZOOM audio and that the mics needed to be turned on when people speak. Supervisor
729 McIntyre asked if he meant now or throughout the meeting, as Mr. Hall noted there were some
730 technical issues earlier in the meeting, but that those were resolved now. Mr. Hall also noted that
731 when the mics are not on for the Supervisors, it is harder to hear, and when people speak from their
732 seats rather than approach the standing mic, that also makes it harder to hear.

733 Someone asked if fingerprint access was enabled at the Beach Club yet; Supervisor Fontcha advised
734 that it is being worked on but is not active yet. Supervisor McIntyre advised it is shut down after
735 8:00 p.m., and that it was now after 8:00 p.m.

736 Harry Ramphal addressed the Board. He complimented the BREEZE team and stated that he
737 appreciates the Board and what they do.

738 **TWENTY-THIRD ORDER OF BUSINESS – Supervisors' Requests**

739 Supervisor Acoff mentioned an email regarding town halls, one for Monday, August 28th at 6:30
 740 p.m. and another scheduled for Wednesday, September 28th at 9:00 a.m. and another on Saturday,
 741 September 13th at 10:00 a.m., and wanted to make sure all Supervisors received it. Several
 742 Supervisors confirmed that they did receive the email.

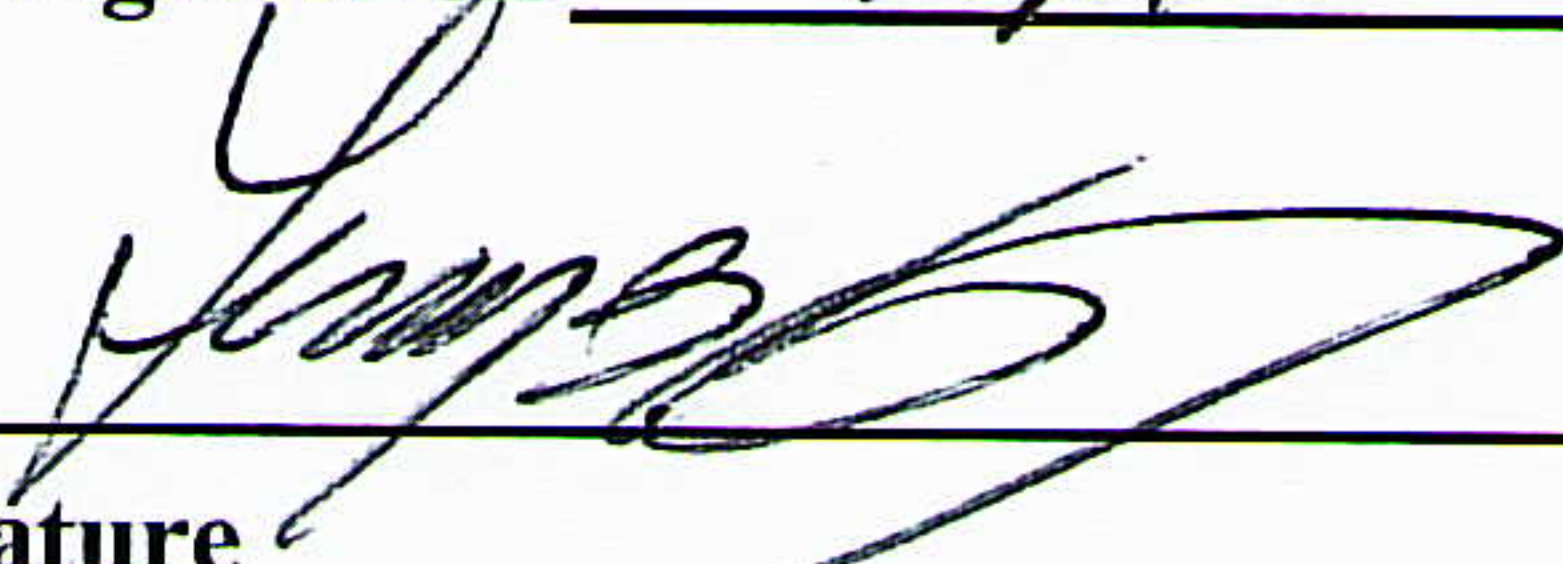
743 **TWENTY-FOURTH ORDER OF BUSINESS – Adjournment**

744 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
 745 adjourn the meeting. There being none, Mr. Acoff made a motion to adjourn the meeting.

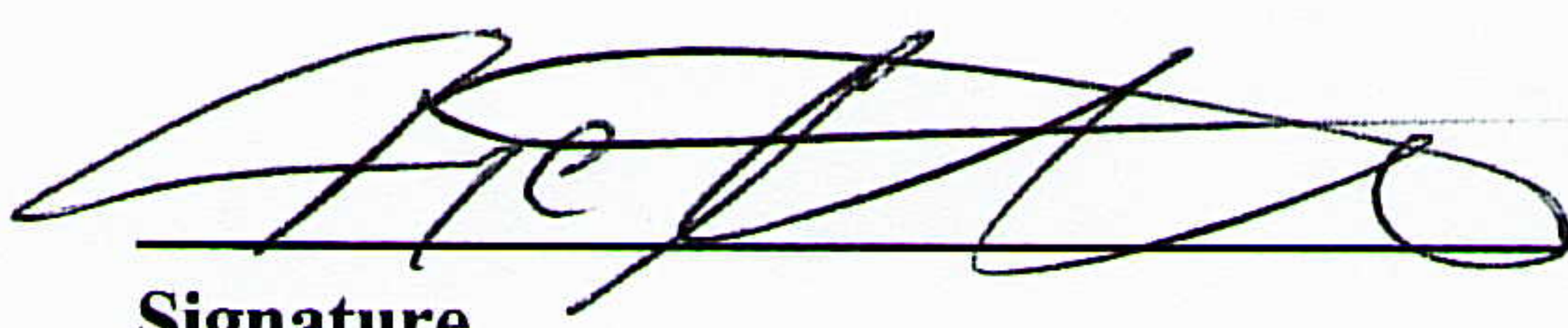
746 On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adjourned
 747 **the meeting at 9:04 p.m.** for the Cory Lakes Community Development District.

748 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
 749 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
 750 *including the testimony and evidence upon which such appeal is to be based.*

751 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
 752 meeting held on September 21, 2023.

753 

 Signature



 Signature

754 Larry B. Karris Jr.

 Printed Name

Jorge Castillo

 Printed Name

755 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

756