

1 **MINUTES OF 01/18/24 REGULAR MEETING**  
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development District  
5 was held Thursday, January 18, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa,  
6 Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM, at  
7 <https://us02web.zoom.us/j/83731431918?pwd=cIMzOTNheDErWDFaQU9QUFFXSjRZdz09>,

8 Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837 3143  
9 1918, Passcode: 123456.

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

11 Chairman Castillo called the meeting to order at 6:00 p.m., conducted roll call, and led everyone in  
12 reciting the Pledge of Allegiance.

13 Present and constituting a quorum were:

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

19 Also present were:

20 Larry Krause	District Manager, BREEZE
21 Patricia Thibault ( <i>via Zoom</i> )	District Manager, BREEZE
22 John Hall	Facilities Manager, CLI
23 Dominique Green	Office Administrator, CLI
24 Becky Abbott	Site Supervisor, Allied
25 Tabitha	New Site Supervisor, Allied
26 Kemuel Henderson	Client Manager, Allied
27 Steve Small	Account Manager, LMP
28 Bill Leavens	Business Developer, LMP

29 *The following is a summary of the discussions and actions taken at the January 18, 2024 Cory Lakes CDD Board*  
30 *of Supervisors Regular Meeting.*

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

32 Chairman Castillo spoke about the Joint POA/CDD Meeting held the previous week and said that there  
33 were positive results from the discussions. He stated that the covenants were still a work in progress, and  
34 acknowledged the actions taken by the POA Board over the past few years. He advised the POA and CDD  
35 Boards to have more consistent and constructive conversations for the improvement of the community, and he  
36 thanked everyone for attending.

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

38 Supervisor Fontcha thanked all for being present at the meeting.

39 Vice Chair Belyea welcomed and thanked everyone for attending.

40 Supervisor Acoff said that transparent communication would help reach the objectives and  
41 acknowledged that the Joint Meeting focused on the desired result, which led to addressing the concerns of the  
42 community. He also thanked the attendees at the meeting.

43 Supervisor McIntyre agreed with Chairman Castillo and Supervisor Acoff in working together with the  
44 POA constantly for a better community, and she thanked everyone for being there.

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

46 Chairman Castillo opened Audience Comments.

47 Mr. Carpenter cited Exhibit 12 and recalled that Mr. Babbar advised the Board to add “non-exclusive”  
48 to the title of the usage agreement based on previous Meeting Minutes. He also referenced Exhibit 5 about the  
49 verbiage on the occurrence of physical activity which included changing “is” to “if” and said that on item #1 of  
50 Terms & Conditions, the renter should be responsible for his/her guests during the event. He also mentioned  
51 adding “and” after the “event” on item #4 and advised improving the wording on item #5 because of the stated  
52 liability. He asked the Board to clarify item #10 regarding the closing time of the Beach Club, and Supervisor  
53 McIntyre said that the exhibit shown was the old one, and that the Board would talk about it. Mr. Carpenter said  
54 that the last line of the last paragraph was not clear, and asked if the staff would give the rover the list of residents  
55 who signed the agreement. Supervisor McIntyre said that this was posted on the door before, and Ms. Green said  
56 that the office had a calendar for reservations so that residents could be aware if there would be any conflict on  
57 facility usage. Mr. Carpenter advised posting the form on the door, and Supervisor McIntyre said that the Board  
58 had discussed before having a sign on the door showing who had events at the Beach Club. Supervisor Acoff  
59 suggested taking note of Mr. Carpenter’s feedback for the Board to review and discuss, and Supervisor McIntyre  
60 agreed. Mr. Guzman commented that there was a digital board, and Mr. Hall said that the staff had a calendar  
61 that would be updated every Friday. Ms. Green mentioned that there was an issue before on the calendar posted  
62 there, and decided to take it down and to make sure that the rover was aware.

63 Ms. Niana spoke about the carpool issue at the gate and said that residents started dropping their children  
64 off before the gate, and students would need to go to the other side. She said that the residents wanted the gates  
65 open for the students to have a safe path, since cars were passing by. Chairman Castillo asked if she was referring  
66 to the pedestrian gate, and Mr. Guzman described the location. Mr. Hall said that District Counsel and Liability  
67 Insurance advised not using the gate as a drop-off point and gave an example of an accident that could happen.  
68 Mr. Hall advised that parents could add guests to their community registration as part of their household in order  
69 to allow others to pick up their kids inside the gate.

70 Mr. Hawkes recalled that the District tried to improve the soccer field, which included fixing the  
71 potholes and asked for updates. He also said that there were still residents jogging and walking on the road and  
72 not on the sidewalks, and asked if they could drop the children off on the other side of the gate. Mr. Hall said  
73 some residents would come through if they saw the gate open. Chairman Castillo asked Mr. Hall if there were  
74 updates on soccer field, and Mr. Hall said they had filled in potholes; however, people would visit and use it for  
75 competitions wherein players would have activities that could damage the field again. Chairman Castillo asked  
76 Ms. Green to remind the residents to use the sidewalk for jogging and walking.

77 Mr. Guzman agreed with Chairman Castillo that the covenants could still be improved and restated the  
78 items he wanted incorporated into the covenants, including no annexation of land, no selling of the Meadows,  
79 and not allowing apartments, townhomes, or smaller homes.

80 **FIFTH ORDER OF BUSINESS – Vendor Updates**

81 **A. Envera**

82 *There being none, the next item followed.*

83 **B. Allied Universal**

84 Mr. Henderson addressed the Board and introduced Ms. Tabitha, who would take over for the recently  
85 promoted Ms. Abbott. He acknowledged changes in the procedures at the gates and informed the Board that they  
86 were processing transfers as they had moved out of their office. Supervisor McIntyre asked Allied to discuss the  
87 status of the carpool situation, and Ms. Abbott said that crowds and the number of cars waiting have declined;  
88 however, safety was sometimes an issue considering how the students get in and out of the vehicles. Ms. Abbott  
89 advised that people need to follow the drop-off system as set by the Board and mentioned that children still run  
90 through the exit lanes. She said that parents asked her to open the gates. Supervisor McIntyre noted that police

91 should be called to issue violations, and Ms. Abbott said that while she could do that, violators would have left  
92 the scene by the time the police arrived. Supervisor McIntyre said they could have the police onsite, and Mr.  
93 Hall stated that he already asked the police to be present from 6:00 to 10:00 a.m. Supervisor McIntyre suggested  
94 having a rover out there, and asked if people would go inside the gate to park and pick up their children.

95 Ms. Abbott said that they did not since the letter was issued and mentioned that there were long queues  
96 where parents would drop off their children behind the gate. She added that she could not control the situation  
97 at times, and Supervisor McIntyre asked if they could have a barricade outside Morris Bridge. Supervisor Acoff  
98 said that people might move it, and Ms. Abbott mentioned that homeowners tend to move the "Road Closed"  
99 signs or cones and honk their horns to open the gate. Mr. Hall also confirmed that this was happening, and people  
100 would complain. He said that they had to call TPD to manage the situation, and Chairman Castillo advised  
101 notifying residents that they could get barcodes for people from outside the community to be registered under  
102 their names. The Board congratulated Ms. Abbott on her new assignment and thanked her for her service in Cory  
103 Lakes.

104 **C. Landscape Maintenance Professionals (LMP) – These items brought back from December 2023**

105 Mr. Leavens addressed the Board, and Mr. Krause discussed the exhibits under this item. Supervisor  
106 Acoff said that the Board had reviewed the contracts and stated that the expenses for landscape were over budget.  
107 He asked about the performance clause under Exhibit 2 wherein OLM could only evaluate LMP to get paid in  
108 full, and Mr. Leavens explained that they would receive 75% of the payment initially and 25% would only be  
109 paid if LMP passed the OLM audit. Supervisor Acoff asked if LMP had its own evaluation, and Mr. Leavens  
110 responded that they were audited internally as well as by Mr. Hall.

111 Supervisor Acoff asked if LMP could reduce costs including the fuel surcharge, and Mr. Leavens  
112 discussed fuel pricing over the years and said that they had only asked the CDD for assistance in the gas price  
113 in 2022 considering the increasing costs. Mr. Leavens explained that the fuel surcharge was an expense from  
114 their vendors being passed onto CDD and was minimal. He mentioned that the pricing was the same for four  
115 years even though LMP's expenses were increasing and explained the delivery costs using diesel trucks.

116 Supervisor Acoff asked if they could be evaluated internally and by Mr. Hall for their performance, and  
117 Mr. Leavens said that they would have to rewrite the contract for that to happen. Supervisor Acoff noticed that  
118 some of the documents were not shown to review the contract fully. Chairman Castillo asked Mr. Leavens about  
119 their performance evaluations in other communities without OLM, and Mr. Leavens said that aside from their  
120 internal audit, they had worked with property management.

121 Chairman Castillo asked for written guidelines that could also be applied to Cory Lakes, and Mr.  
122 Leavens said that Mr. Hall would need to make field inspection reports. Mr. Leavens stated that property  
123 managers from other communities provide them with a field inspection report to be discussed by the Board.  
124 Chairman Castillo clarified that the report would be made by Mr. Hall and Mr. Small, and Supervisor Acoff said  
125 that the Board wanted to reevaluate the contract as to what could be managed to have a working system. Mr.  
126 Small explained the content of his reports and said that he could work with Mr. Hall in doing the inspection. Mr.  
127 Leavens gave an example of a maintenance quality inspection, and Mr. Small discussed the process including  
128 taking pictures with details for the Board to assess. Supervisor McIntyre asked about Section 8.1, and Mr.  
129 Leavens clarified that they were giving a monthly report, but Mr. Small had been doing inspections every time  
130 he was on site. Mr. Leavens said that he could discuss with Mr. Carlson an option regarding the mulch wherein  
131 the CDD could directly communicate with the supplier and LMP would supervise in order to decrease expenses.

132 Chairman Castillo said that they did cost cutting on the mulch, and noted the relocation of excessive  
133 mulch would be more practical than getting new mulch. Mr. Small explained the importance of mulch, and Mr.  
134 Leavens mentioned the repair of the well, and said that it was better. Chairman Castillo asked if the gutter  
135 cleaning was finished, and Mr. Hall responded that he was still working on it.

- 136 1. Exhibit 1: LMP Contract - 11/22/2019  
137 2. Exhibit 2: LMP Contract - 2/1/2023

138 3. Exhibit 3: Discussion on Fuel Surcharge

139 **SEVENTH ORDER OF BUSINESS – Business Items**

140 *This item was addressed out of order.*

141 **A. Exhibit 5: Discussion - Update on Forms Currently Used by CDD Office for the Use and Rental**  
142 **of the Beach Club (BC)**

143 Vice Chair Belyea recalled that “non-exclusive” should be added and asked about the use of “renter”  
144 considering there would be no fees. Mr. Hall suggested that it could be changed to “user”. Supervisor Acoff  
145 commented that the form did not include the use of alcohol and could be revised to add specific property. Vice  
146 Chair Belyea mentioned that these were stated in the general rules, and Super McIntyre said that they could be  
147 incorporated as a reminder. Chairman Castillo asked if the Board would like to make changes per Mr.  
148 Carpenter’s earlier suggestions, and Supervisor McIntyre asked if an attorney should be involved for that. Mr.  
149 Hall said that the signed form could help monitor who is responsible if valuables were missing, and Mr. Krause  
150 stated that the concern was the phrasing. Supervisor McIntyre asked if the addition of “and their use of the Beach  
151 Club by their guests” would address that. Supervisor Fontcha asked the reason for knowing the physical activity  
152 involved, and Supervisor Acoff said that residents would need to fill out the Liability Form if there were such  
153 activities. Supervisor McIntyre gave an example about people signing up for the free usage for dance classes  
154 which should not be the case, and this would lead to the Liability Form. The Board decided to use “resident”  
155 instead of “renter”, and add “2-hour, non-exclusive” to the title of the form.

156 Supervisor Acoff spoke about Mr. Carpenter’s question on the facility closing time and thought that the  
157 latest time to reserve was until 7:00 p.m., which depended on the office staff hours. Supervisor McIntyre recalled  
158 they had discussed that they would need to hire additional staff for \$150 if it was until 11:00 p.m., and Ms. Green  
159 said that was for exclusive use. Supervisor Acoff asked if staff were still present at 9:00 p.m., and Ms. Green  
160 said that they had already left at that time and noted fingerprint access. Ms. Green added that was the reason  
161 they forwarded weekly calendars to the rover. Supervisor Acoff said that if a resident reserved from 7:00 to 9:00  
162 p.m., staff would need to stay past that time to close the Beach Club. Ms. Green said that the rover would come  
163 to ensure that everyone is out by 9:00 p.m., and Mr. Hall added that the rover would lock the front door. The  
164 Board decided to change the time on the form from “8pm” to “9pm”.

165 Vice Chair Belyea commented on item #9 of Exhibit 5, and the Board decided to replace “rental” with  
166 “non-exclusive use”. Chairman Castillo asked about the last paragraph which Mr. Carpenter mentioned, and the  
167 Board agreed to remove the repeated “the” and change it to “for”. Supervisor McIntyre confirmed with Ms.  
168 Green that she and her staff could handle more than one agreement scheduled at the same time as stated in item  
169 #9. Mr. Krause said that changes had been noted and the meeting was being recorded and added that District  
170 Counsel would review the final draft of the agreement.

171 **B. Discussion: Rules and Regulations – Updates on Progress, Follow-Up Question, etc.**

172 Mr. Krause addressed the Board and explained that this item was included on the agenda as a reminder  
173 and an opportunity to provide any updates or ask questions in anticipation of a review during the February CDD  
174 meeting.

175 **EIGHTH ORDER OF BUSINESS – Approval of Minutes**

176 **A. Audit Committee: December 21, 2023**

177 1. Exhibit 6: Summary of Motions

178 2. Exhibit 7: Audit Committee Meeting

179 Vice Chair Belyea asked to revise “Chairwoman” to “Vice Chair” on line 16 of Exhibit 6 and line 15 of  
180 Exhibit 7.

181 Supervisor Acoff asked if the cancellation letter had been sent out to Grau & Associates, and Mr. Krause  
182 said that he would check on that. Supervisor Acoff also asked about the cancellation letter for OLM, and Mr.  
183 Krause responded that it was delivered.

184 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved  
185 the **December 21, 2023, Audit Committee Meeting Minutes with the Noted Correction**, for the Cory Lakes  
186 Community Development District.

187 **B. Board of Supervisors: December 21, 2023, Regular Meeting**

- 188 1. Exhibit 8: Summary of Motions  
189 2. Exhibit 9: Regular Meeting

190 Supervisor McIntyre commented that on line 50 of Exhibit 9, it should be Mr. Tatem instead of Mr.  
191 Taylor, and added that on line 232, the amount should be \$150.

192 On a MOTION by Mr. Castillo, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved  
193 the **December 21, 2023, Regular Meeting Minutes with the Noted Corrections**, for the Cory Lakes  
194 Community Development District.

- 195 3. Exhibit 10: Action/Agenda or Completed Items

196 **NINTH ORDER OF BUSINESS – Staff Reports**

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

198 Chairman Castillo asked if the District Engineer had responded, and Mr. Hall said that he tried to get  
199 updates on Cachet Isles several times. Mr. Hall added that he gave the Engineer a few months to review and  
200 provide his evaluation, and there was no reply yet. Supervisor McIntyre asked if this had been happening for  
201 two (2) years, and Supervisor Acoff suggested sending him a notice. Supervisor McIntyre suggested giving a  
202 specific period to address the issue and said that the POA could fine him based on the existing covenants. Mr.  
203 Hall mentioned that the POA had given him a violation before, and Supervisor McIntyre advised that the POA  
204 should follow up on them as well as the CDD. Supervisor Fontcha said that the District Counsel should also act  
205 on it, and Mr. Hall stated that the address is 17923. Supervisor McIntyre suggested that the POA Counsel could  
206 also communicate with him. Supervisor Acoff said that two (2) years was enough time to do the work, and stated  
207 that Mr. Babbar might have to take legal action to move forward. Chairman Castillo agreed to involving the  
208 POA, which could have some authority over it, and reiterated steps to be made to have gauge progress on this  
209 issue. He asked who would oversee the situation, and Mr. Krause said that he would work together with Mr.  
210 Hall and communicate with Mr. Babbar.

211 **B. Office Administrator – Dominique Green**

- 212 2. Discussion on “The Islander” – *This item was continued from last month.*

213 *This item was addressed out of order.*

214 Ms. Green addressed the Board and said that there were issues raised by the residents regarding The  
215 Islander. Ms. Green asked the Board if they wanted to continue managing The Islander because the editor was  
216 receiving different directions, and Supervisor Acoff clarified that those details were about the community, and  
217 that the editor was responsible for the publishing. Supervisor McIntyre said that the CDD had no authority over  
218 The Islander, and Ms. Green stated that residents would come to her as they thought she oversaw the content.  
219 Supervisor Acoff acknowledged the problem of having multiple sources of information. Supervisor McIntyre  
220 said that The Islander was not part of CDD documentation, and Supervisor Acoff said that it was being sent out  
221 from our office. Supervisor McIntyre said that the contribution of the CDD was only the listing of addresses,  
222 and Ms. Green said that residents contributed some information that was selected to be published.

223 Ms. Green mentioned that she tried to include details that showed inconsistencies, and that she tried to  
224 change the process of reviewing and validating the information received. She said she had been receiving  
225 complaints, and Supervisor Fontcha asked if the editor could not publish materials that involved politics.

226 Supervisor McIntyre advised the Board to not send those out, and that the publisher could have access  
227 to the Board's emails and be the one to disseminate the information to residents. Mr. Hall explained the former  
228 process wherein hard copies were delivered to homeowners by the publisher and said that the number of pages  
229 depended on the number of advertisers. He stated that The Islander became digital as requested by the residents,  
230 and pages were subsequently not restricted. He said that the process changed, as there was no confirmation on  
231 who approved submissions, and there was confusion as to whether the approval of staff was really needed.

232 Chairman Castillo clarified that those were physically dispatched, and Mr. Hall said that content should  
233 be managed to avoid conflicts. Chairman Castillo asked Mr. Krause if access to their emails was legal, and Mr.  
234 Krause responded that it was. Supervisor Fontcha commented that it would still have the mark of Cory Lakes,  
235 and Supervisor McIntyre said that The Islander was not a registered trademark or copyrighted under CDD.

236 Mr. Krause said that he relayed the issue to District Counsel and asked Mr. Babbar if the CDD should  
237 continue to distribute the Islander and who should supervise it. He said that Mr. Babbar would support the CDD  
238 if they decided to continue the distribution as long as the Board oversaw it. Supervisor Acoff said that the main  
239 concern was the content which was sent directly to the publisher, and Ms. Green agreed and suggested that she  
240 could review the articles first and if acceptable, she would forward them to the publisher.

241 Vice Chair Belyea commented that there could be a decline in the number of advertisers if the volume  
242 decreased and thought that the objective was to do marketing and earn from it. Supervisor Fontcha said that Ms.  
243 Green should make sure that the system was followed, and it would be up to her if the content should be included.  
244 Ms. Green said that she brought this up to inform the Board of what is happening because the publisher had been  
245 asking what he should do.

246 Supervisor McIntyre said that she was not aware that The Islander was being distributed, and she just  
247 saw it posted on social media which was favorable to advertisers. She asked the reason why the boat parade was  
248 not included in last month's content, and Ms. Green said that the publisher informed her that he had not started  
249 it yet so there was no proper method back then. Supervisor McIntyre asked about articles posted which did not  
250 include some topics, and asked Ms. Green if she had conflicts with the schedule that delayed some of the content.  
251 Ms. Green said that her schedule was good, and that she just had conflicts on the details that she received from  
252 different people.

253 Chairman Castillo reiterated that Ms. Green would be the point person regarding The Islander, and she  
254 would also review the final draft before publishing, which would focus on helpful information for the  
255 community. Supervisor Acoff asked Mr. Krause if Ms. Green could reach out to the District Manager if there  
256 were issues with any articles, and Mr. Krause agreed and advised to have a cut-off date. Mr. Krause asked if the  
257 CDD wanted to schedule adding articles, such as events in the community, and Supervisor McIntyre recalled  
258 that there was a discussion wherein any activity involving the CDD should come from Ms. Green.

259 Mr. Hall clarified that residents could still forward their articles with their name on it, and it could be  
260 published if it was first reviewed. Chairman Castillo asked if there was a need for cliff notes of the CDD Board  
261 meeting like before, and Mr. Hall said that there was a timeliness issue based on publication versus meeting  
262 date. Vice Chair Belyea commented that the actual date of the meeting would be closer to the publication date  
263 since the process was digital. Chairman Castillo acknowledged the concept, and the Board might want to think  
264 more about it. Mr. Hall advised sending the residents a reminder on the submission of articles, and Ms. Green  
265 said that the deadline would be the 20<sup>th</sup> of the month, to provide adequate time for review.

266 1. Exhibit 11: January 2024 OA Report

267 a. Exhibit 12: Facility Usage Request Form Review

268 Ms. Green asked the Board to review the Facility Usage Request Form, and Supervisor McIntyre  
269 inquired if this was the same form to be filled out to teach basketball classes. Supervisor Acoff said that the form  
270 would be attached to any proposal and be used as a cover sheet for the Board to review before the meetings and  
271 evaluate. Supervisor McIntyre commented that the facilities the residents wanted to use could be added, and  
272 Chairman Castillo said that it could be written in the overview under item #2 of the form. The Board decided  
273 that the form could be used as is.

274 Supervisor Fontcha asked Ms. Green to include the meeting link to the agenda on the website, and  
275 Chairman Castillo agreed.

276 **C. Facilities Manager: John Hall**

277 1. Exhibit 13: December 2024 Activity Report

278 Mr. Hall addressed the Board and said that he had been going around the community to make sure the  
279 lighting was working properly. He discussed the landscaping and transferring some of the mulch from an area  
280 or more to areas of less and mentioned the mulch at the main entrance had been heavy. He added that there  
281 should be thinning of the mulch at the rose bushes and added that the Azalea Run would be cleaned up. He said  
282 that pressure washing in the pool area would start and that some steps inside the pool would be repaired.

283 Supervisor Acoff acknowledged the challenge of having cutbacks, and asked Mr. Hall for a list of  
284 possible expensive repairs in preparation for spring so that the Board, together with Ms. Thibault, could fiscally  
285 assess. Mr. Hall said that there were some projects, such as stormwater inspections, a new gate, and the  
286 fingerprint control system. Supervisor McIntyre asked for the pricing, and Supervisor Acoff said that Mr. Hall  
287 could update his list and provide a report to the Board.

288 Chairman Castillo noted residents identified dirty gutters at Morris Bridge, and asked if the Board could  
289 recommend an action. Mr. Hall said that the gutters were cleaned in 2016 or 2017 and lasted until the first week  
290 of steady rain. He added that residents would call him requesting the cleaning services to pressure wash again.  
291 Supervisor Acoff recalled a discussion on buying a machine for that purpose, and mentioned the alternate  
292 cleaning of sidewalks and gutters every year. He said that the community could have a sustainable maintenance  
293 program, and added that if the mulch was taken down, there would be overflow that might help at some point.  
294 Supervisor Fontcha asked how long it could be maintained, and Mr. Hall answered almost per month. Supervisor  
295 Fontcha said that the costs for that should be considered.

296 Supervisor Acoff suggested telling residents to just let it be, or to have the residents be accountable for  
297 their sidewalks, and Supervisor McIntyre added that the machine would be another option. Mr. Hall mentioned  
298 that he used fungicide in cleaning his driveway, sidewalk, and curb every four or five years, and Chairman  
299 Castillo asked if that could be used by the community. Chairman Castillo thought that there might be a chemical  
300 involved aside from water which would be good for the lake. A resident mentioned the rust stain, and Mr. Hall  
301 said that they had cleaned about 50% to 60%.

302 Supervisor Fontcha suggested making the homeowners responsible for cleaning, and the Board agreed.  
303 Mr. Hall suggested discussing it with the POA, and Supervisor McIntyre asked if that could be incorporated in  
304 the covenants and its process since the areas were considered part of public road. Mr. Hall said that the county  
305 was responsible for the repairs, and residents were in charge of the curb based on the covenants.

306 Supervisor McIntyre spoke about the gym, and asked Mr. Hall if he found out who tried to break the  
307 door. Mr. Hall answered he did not since there were no cameras at the location.

308 Chairman Castillo asked Mr. Hall to check the monuments for lighting, such as those located at Cory  
309 Lake Drive and Boulevard, and Mr. Hall said that those were affected when there would be irrigation. Mr. Hall  
310 added that they should replace the wiring below the road.

311 Supervisor Fontcha asked if signage was lost at Morris Bridge, and Mr. Hall said that he removed the  
312 towing sign because the CDD had not hired any towing company yet. Supervisor Fontcha also asked about the  
313 update on the 25 MPH speed limit sign, and Mr. Hall said that signs would be replaced.

314 Chairman Castillo asked Mr. Hall for updates on paver companies, and Mr. Hall said that they would  
315 be costly and would have to wait for a fund allocation. Mr. Hall added that he tried to limit the expenses for  
316 minimal repairs, and that he had discussed the procedures with the owner.

317 **D. District Counsel: Straley Robin Vericker, P.A.**

318 *There being none, the next item followed.*

319 **E. District Manager: BREEZE**

320 1. Exhibit 14: FY 2023-2024 Meeting Schedule – UPDATED

321 Chairman Castillo confirmed that the next CDD meeting would be on February 22. Mr. Krause asked if  
322 the Board had communicated with Commissioner Hagan, and Chairman Castillo said that he would handle it.

323 2. Exhibit 15: Presentation of Florida Commission on Ethics: Form 1 Update

324 Mr. Krause explained this item and said that Form 1 would apply to Cory Lakes CDD as a special  
325 district. He pointed out that all officials would need to file Form 1 every year, and that this should be filed  
326 electronically to the Commission on Ethics instead of the Supervisor of Elections. He added that he would send  
327 a link to Supervisors to register their email addresses with the Commission on Ethics, so the Board could receive  
328 details and updates. Chairman Castillo asked if the form was different from the one that they were using, and  
329 Mr. Krause said it was the same.

330 Supervisor McIntyre recalled what Mr. Babbar mentioned about online classes that the Board should  
331 attend yearly, and Mr. Krause would confirm that. Supervisor Acoff said that the training was stated on page  
332 153 of the agenda packet.

333 3. Quorum Check for Next Meeting – 02/22/24 at 6:00 p.m.

334 4. Discussion: CLI Rental Process

335 Mr. Krause said that he had tried to get feedback from staff from other communities, and stated that in  
336 some districts, the clubhouses were closed all day but would be open for rentals only. He discussed the process  
337 wherein a reservation form would be filled out, and field staff would take pictures of the facility before and after  
338 the event. He added that if violations were made, the resident's deposit or a portion of it would be kept. He said  
339 that it would be hard to apply those processes since the facilities of Cory Lakes were open all day, and advised  
340 the Board to manage the clubhouse based on what the Board had decided was the best way. He commented that  
341 if the Board allowed any person to enter and use the facility, it would void the purpose of the form. He recalled  
342 the example of having two groups using the facility, where one was being disruptive. Supervisor McIntyre said  
343 that was the time when Mr. Hall had called security and mentioned that the Beach Club had enough cameras to  
344 monitor, wherein recordings were saved for a month.

345 Mr. Hall noted there was a pre- and post-checklist, and Supervisor McIntyre said that they could use  
346 that as a guide for the process and could let Ms. Green utilize it when she had new staff to make the steps  
347 consistent. Mr. Hall said that there was a checklist for the renter and a different checklist for staff before and  
348 after the rental. Supervisor McIntyre said that she had used these before and acknowledged Ms. Green for  
349 training the recently hired who first applied the pre- and post-checklist. Mr. Krause asked the importance of  
350 filling out the reservation form, and Supervisor McIntyre gave an example if a group wanted to use the facility,  
351 and the staff would prioritize those people who had reserved. Supervisor Acoff restated that Ms. Green was the  
352 one to decide if multiple events could be scheduled. Supervisor Fontcha said it would be appropriate to make a  
353 reservation, and Mr. Hall mentioned a situation about a large group of people who wanted to use the Clubhouse.

354 Mr. Hall said that he set up the cameras to ensure that users had cleaned up afterward, and that he would  
355 get updates from the rover. He stated that the process would be smooth if the people were responsible enough  
356 when using the facilities. Supervisor Acoff said that the Board would do what it could for the community, and  
357 that there would be challenging circumstances that should still be managed. Mr. Hall said that they would start  
358 sending information to the residents about fingerprint access, policies, and procedures on February 1. He added



359 that this would ensure that those who had recorded fingerprints would also sign the Clubhouse Agreement, and  
360 if they did not sign, they would lose their access. Chairman Castillo confirmed that 14 years old and up would  
361 be given the access and said that they need to make sure to disseminate the information.

362 Chairman Castillo asked when the Gym Usage Agreement would start, and Mr. Hall said that they had  
363 started it previously.

364 5. Discussion on District Employee Liaison – *This item was continued from last month.*

365 Mr. Krause stated that District Counsel mentioned that it would be included in the agenda today and  
366 advised that he and staff were working together and exchanging information. Supervisor McIntyre asked if the  
367 District Counsel would attend next month, and Mr. Krause said that he would check with him.

368 **SIXTH ORDER OF BUSINESS – Financial Items**

369 *This item was addressed out of order.*

370 **A. Exhibit 4: Acceptance of the November 2023 Unaudited Financial Statement**

371 Mr. Krause said that the Board could review this item, and he could try to explain it or discuss it next  
372 month. Supervisor McIntyre asked if they were expecting to have about \$169,000 at the end of the year, and  
373 Supervisor Acoff commented that it looked like they had a net cash deficit of about \$13,000. Supervisor Acoff  
374 noted that the district’s projected fund should still be good on having cutbacks, and that the trends were better  
375 than last year. Chairman Castillo said that budget on some items had not been used, and Supervisor Acoff advised  
376 to wait for Ms. Thibault for the financial reports from October to January. Supervisor McIntyre confirmed that  
377 the \$360,000 was in the handout. The Board decided to discuss the updated numbers at the next meeting.

378 **TENTH ORDER OF BUSINESS – Audience Comments – New Business**

379 Chairman Castillo opened Audience Comments.

380 Mr. Halade asked if fingerprint access on the two gates on the sidewalk could be possible, and Supervisor  
381 McIntyre said that only children 14 years old and up were qualified for fingerprint access. Supervisor Fontcha  
382 added that the District did not have gates closing the whole community as well as the expenses, and Mr. Hall  
383 said that the CDD could not deny access because the pedestrian sidewalk was part of public property. Mr. Halade  
384 spoke about the pickup and drop-off area having two entry gates and two exit gates and mentioned that only one  
385 exit was being used. He asked the Board if the gate could be opened for one hour in the morning, and Mr. Hall  
386 explained the liability insurance. Supervisor McIntyre said that the Board wanted to ensure the safety of the  
387 community, and Mr. Halade acknowledged that the main issue was safety. Supervisor McIntyre restated that  
388 those non-residents who are using carpool could have barcodes registered under residents’ names. Chairman  
389 Castillo asked Mr. Hall about the closing time of the gates at night, and Mr. Hall said that they could only close  
390 the gate at Morris Bridge at 10:00 p.m. since one needs to be open for access.

391 Mr. Carpenter asked if they could line the no parking area with cones so that people would be aware of  
392 what not to do, and Supervisor Acoff said that the Board could get the patrol officer to handle those. Mr.  
393 Carpenter spoke about cleaning the gutters and the road and asked the Board to look closely at how many azaleas  
394 had been removed along Cross Creek. He added that there was no mulch, and it did not look good, and advised  
395 the Board to allot a budget for adding sod.

396 **SIXTH ORDER OF BUSINESS – Financial Items**

397 **A. Exhibit 4: Acceptance of the November 2023 Unaudited Financial Statement**

398 *This item was brought back for discussion.*

399 Ms. Thibault discussed the projections and said that there would be a cash deficit of about \$13,500 at  
400 the end of the year. She added that the interest and miscellaneous revenues from the clubhouse were not  
401 considered in that amount and said that the District might be a couple thousand dollars under budget by the end

402 of the fiscal year. She acknowledged the Board and the Office Staff and said that they were \$98,988 under budget  
403 as of December 31<sup>st</sup>. She stated that their strategy and plan is working.

404 Supervisor McIntyre asked Ms. Thibault about the projected end of year of \$169,000 as shown under  
405 General Fund Revenue and Expenditures, and Ms. Thibault noted that it did not include the amounts that were  
406 assigned for fund balance. Ms. Thibault said the \$169,000 would be disbursed and reiterated that the District did  
407 not previously have the three-month operating reserve and the funds set aside for the WEIR project. She said  
408 that she will bring a trend-setting report to the Board every three months to review.

409 Chairman Castillo asked about the utilities in the amount of about \$75,000 on page 2 of 9 in which the  
410 budgeted amount was about \$66,000, and Ms. Thibault said that they were still improving despite the District  
411 trending high in that line item. She also mentioned that there was a credit due the District from Teco and the  
412 other utilities for that sales tax, and added she was hoping they could bring that trend down a bit more.

413 Supervisor Acoff asked if the basis of the projected deficit was due to last year's numbers, and Ms.  
414 Thibault clarified that her projections were based on the current year's numbers. She explained that the middle  
415 section of the referenced document was a cash balance projection versus a spending projection, and the third  
416 section was a spending projection, and the second section, called "fund balance analysis" was a cash position.

417 Ms. Thibault said that they had designated the funds as discussed at the November meeting and recalled  
418 that the Board wanted an operating reserve and to set aside a budget for the WEIR project. Chairman Castillo  
419 said that about \$501,000 was for the three-month operating reserve, and Ms. Thibault stated that about \$360,000  
420 was budgeted for the WEIR project. She reiterated that this does not include the interest or miscellaneous  
421 revenues, and that the interest earned would be approximately \$8,000 a month, which they should start to see in  
422 January or February.

423 **ELEVENTH ORDER OF BUSINESS – Supervisors Requests**

424 *There being none, the next item followed.*

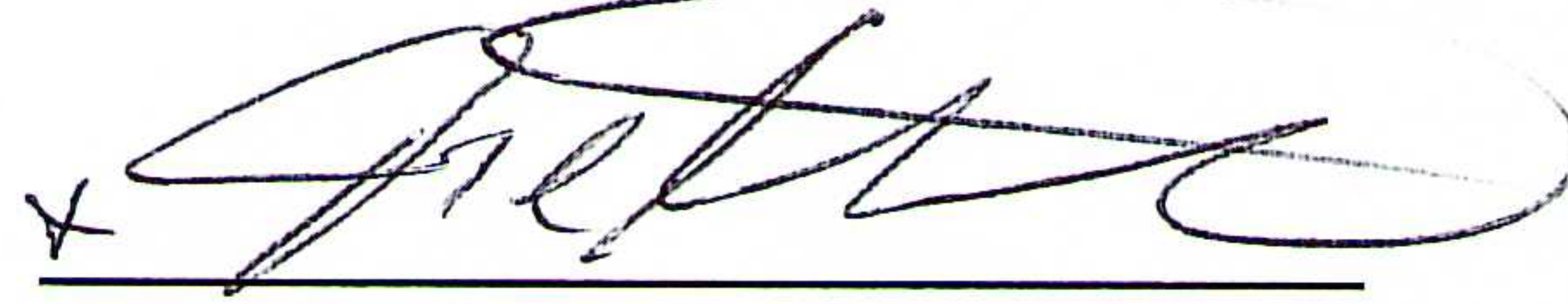
425 **TWELFTH ORDER OF BUSINESS – Adjournment**

426 Chairman Castillo adjourned the meeting at 8:37 p.m.

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

430 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
431 **meeting held on** FEBRUARY 23, 2024

432   
Signature

432   
Signature

433 Larry B. Kowarski  
Printed Name

433 Jorge Castillo  
Printed Name

434 Title:  Secretary     Assistant Secretary

434 Title:  Chairman     Vice Chairman