

1 **MINUTES OF 03/21/24 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, March 21, 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	Dominique Green	Office Administrator, CLI
23	Steve Small	Account Manager, LMP
24	Joe LoBianco	Senior Regional VP, Allied Universal
25	Bob Burbank	General Manager, Allied Universal
26	Kim Bittar (<i>via Zoom</i>)	Sales Support Manager, Envera Systems
27	Joshua Russell	President, CLI POA

28 *The following is a summary of the discussions and actions taken at the March 21, 2024 Cory Lakes CDD Board*
29 *of Supervisors Regular Meeting.*

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

31 Chairman Castillo thanked everyone for being present. He congratulated the new POA Board and said
32 that he looked forward to working together for the improvement of the community. He also acknowledged the
33 service of the previous POA Board members.

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

35 Supervisor Acoff congratulated the current POA Board and thanked the former Board. He said that he
36 was awaiting the opportunity to have a common vision with them for the community to make progress. He
37 advised everyone to let their concerns be known, as the District approaches the Budget Workshop. He recognized
38 Mr. Hall for all the years he worked for the community and thanked all for attending.

39 Supervisor McIntyre expressed her appreciation to Mr. Hall. She acknowledged the new POA Board,
40 as they shared the same objectives for the betterment of Cory Lake Isles, and thanked them for their presence at
41 the meeting.

42 Vice Chair Belyea welcomed all and appreciated their participation in the community.

43 Supervisor Fontcha thanked everyone for attending and showing their commitment to the community.
44 He welcomed the new POA Board members as well.

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

46 Chairman Castillo opened Audience Comments.

47 Mr. Foster expressed his appreciation to Mr. Hall. He spoke about Allied being complained about by
48 residents and acknowledged LMP for sharing their knowledge on plants. He thought that the POA Board did not
49 sign up for the 2-hour usage agreement for their last meeting. He mentioned the tennis courts being used by non-
50 residents.

51 Mr. Juan commented on security and on a light that was not working. He recalled a time when the
52 security guard was doing other things and said that they did not look professional. He recognized the employees
53 of LMP but mentioned that the palm trees at the Cross Creek entrance were unsightly, as well as at the Morris
54 Bridge entrance. He asked about the service cost of LMP and Chairman Castillo answered about \$400,000. Mr.
55 Aliaga asked to reconsider the amount being paid for the work required.

56 Ms. Carroll spoke about maintenance regarding the playgrounds and said that they should be checked
57 regularly. She then commented on roads not being handled correctly and said that she was satisfied with the
58 service of LMP.

59 Mr. Russell said that he walked throughout the community as part of the POA and noticed that a mailbox
60 was not in good condition, as was the retention pond behind it. He spoke about a blind corner on the intersection
61 of Capri Isle and Morris Bridge, as some people are speeding, and advised putting up a sign.

62 Mr. Tatem stated that they also went around Cory Lakes and raised the issue of non-residents' access to
63 the community. He said that the security guards were tagging access to random homeowners, and the residents
64 would call the guard and receive an inappropriate reply. He cited a situation that happened to a resident and
65 suggested that the Board resolve the problem.

66 Mr. Guzman congratulated the new POA Board and acknowledged the support of the residents. He
67 mentioned his recent experience regarding security and read a message from another resident stating that the
68 guard was sleeping with the visitor gate open at 5:30 a.m. He advised declining the rate increase from Allied
69 and getting a proposal from another vendor.

70 Ms. Tofoya, a new resident, talked about the security guards at the gates and incidents pertaining to the
71 access of her children's playmates. She mentioned the "lock it and lose it" sign and thought that the community
72 was not receiving the proper service they had paid for.

73 Mr. Bodhe restated the worth of the payment for security services and the fact that they could not deny
74 access. He said that non-residents were using the amenities free of charge and should be prevented.

75 Mr. Joga spoke about security issues and facilities being neglected, especially on Sundays.

76 Mr. Prabha informed the Board that he had sent them an email. He advised simplifying ways to manage
77 the community and refusing outsiders use of the amenities. He said that residents were allowing non-residents
78 to use the facilities and asked the Board to address the problems.

79 Ms. Parkinson said she was not satisfied with the work of the security personnel and mentioned that was
80 not the case when Mr. Thompson was in charge. She mentioned solicitors coming into the community several
81 times per day.

82 Mr. Verma talked about maintenance issues regarding tennis courts and other amenities. He asked if
83 there was a maintenance contract for the facilities and suggested installing cameras since issues with outsiders
84 were raised. He stated that some residents use the court for other purposes, and he tried to report it to the security,
85 but they did not take immediate action. He said that the security guard should handle the situation right away.

86 Mr. Halade commented on the beach club usage and advised having a stricter policy and reducing the
87 time spent discussing matters that the facilities manager could handle. He then mentioned the palm trees on CDD
88 properties and asked if there was available information and a plan for them. He said that he would send pictures

89 of the tennis court entrance, wherein plants were not seen but the mulch was placed. He also spoke about traffic
90 and asked for details to be evaluated and used in making decisions for the community, considering the safety
91 issue. He suggested landscapers start their work at a later time to not add to the traffic. He said that he would
92 send an email with his concerns.

93 A resident said that the community could not secure the entrance due to outstanding bonds, which do
94 not permit the District to be private, and that homeowners should be aware of those. He asked the Board to
95 resolve the cars blocking the sidewalks, where people in wheelchairs could not pass.

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

97 **A. Envera**

98 Ms. Bittar addressed the Board via ZOOM and introduced herself. She said that Mr. Hall had reached
99 out for her to attend, and she mentioned a pending proposal that she wanted to discuss. Supervisor Acoff said
100 that the Board would like Envera to attend the meeting in person, and Ms. Bittar stated that she would be present
101 at the next meeting. Chairman Castillo asked Ms. Bittar about the latest technologies, which were also used in
102 other communities, and a summary of the current services being provided. Ms. Bittar said that she would give
103 updates and accommodate inquiries at the next meeting. Supervisor Acoff asked if their proposal would still be
104 valid, as it was presented last November. Ms. Bittar answered yes and said that Envera would honor it and adjust
105 the expiration date. She added that improvements should be made, such as fingerprint access. Supervisor
106 McIntyre said that she wanted to know all the options available and mentioned the license tag ID. She stated that
107 the proposal should be distributed before the meeting to give it more time to be reviewed. Supervisor Acoff
108 asked for the decision-makers of Envera to be present, considering the budget period. He said that they require
109 both technology and human resources to be applied to ensure the security of the community and restated that
110 Envera should attend the meeting. He added that the Board wanted to have more information about their
111 technology from their technical team. Chairman Castillo asked if Envera could attend the Budget Workshop on
112 March 26 or the April meeting, and Ms. Bittar said that she could have a representative attend on the 26th and
113 that she would personally attend the April meeting. Chairman Castillo asked Mr. Krause to relay and reiterate
114 to Envera who the Board wanted as their representative to be present at the meeting.

115 **B. Allied Universal**

116 Mr. LoBianco recalled their proposal submission last year. He acknowledged the incorporation of
117 technology and discussed the rate changes. He then talked about their employees who did not perform well and
118 got dismissed. He mentioned that some personnel just left without notice and that they tried to hire as fast as
119 they could to fill the vacant positions. He said that Mr. Hall contacted them regarding the security issues. Mr.
120 LoBianco clarified that they were not asking for a budget increase and said that he had sent the projection
121 estimate as requested. He mentioned that they were regulated by the Department of Agriculture and their
122 requirements before hiring, and he said that communication was also a factor. Mr. Burbank recognized Mr. Hall
123 and advised the residents and Board to forward him their concerns and revised policies to have them addressed
124 properly. Mr. LoBianco added that they would get back on track and do everything to the best of their ability.

125 **C. Landscape Maintenance Professionals (LMP)**

126 Mr. Small addressed the Board and presented their activities for the month. He said that they were
127 nearing the end of winter cutbacks and that the crepe myrtles were done at Morris Bridge and Cross Creek. He
128 stated that their next task would be on the roadways and islands. He spoke about the new landscaping and asked
129 if an additional budget for plantings could be considered. Supervisor Acoff confirmed that a meeting would be
130 held to identify items to be prioritized for funding and that Ms. Green would be the contact person for LMP.
131 Supervisor McIntyre and Ms. Thibault asked LMP to give Ms. Green a priority listing of projects, and Mr. Small
132 agreed. Ms. Thibault said that LMP and Allied could also send the list to her and that she would appreciate them
133 being present at the Budget Workshop.

134 Mr. Small talked about the palm trees that were mentioned and said that they were scheduled twice a
135 year, which would start in the 2nd week of April and mid-September. Supervisor Acoff said that residents were

136 also accountable for the street palms. Supervisor McIntyre asked Ms. Thibault if trimming street trees was not
137 included in the budget. Ms. Thibault said that \$21,000 was already spent for FY 2024 and is currently overbudget
138 by \$1,050, and she estimated \$24,000 for the next fiscal year. Mr. Small discussed the contract stating two
139 trimmings a year for CDD property and street tree trimming, which was considered billable work to be done
140 twice a year as well. Chairman Castillo said the Board would consider it for the FY 2025 budget and reminded
141 the homeowners to be responsible for the trees on their property due to limited funds; however, if the District
142 would have enough budget and trimmings were really needed, then they could assess. Supervisor McIntyre
143 recalled that Ms. Springer was supposed to send out an email to residents regarding the trees. Chairman Castillo
144 said that the new POA Board could assist them in reaching out to residents and reminding them that they are in
145 charge of those trees until further notice. Supervisor Fontcha advised using social media and the website as well.
146 Mr. Small reminded everyone to ensure all blades were cleaned before using them in the next yard if the residents
147 would do the trimming.

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

149 **A. Exhibit 1: Acceptance of the February 2024 Unaudited Financial Statement**

150 Ms. Thibault said that the trend was looking good and acknowledged the Board for the budget
151 adjustments. She discussed the financials and said that she would present a mid-year analysis and a preliminary
152 budget for FY 2025, excluding the changes in costs for landscape and security. Supervisor McIntyre expressed
153 her appreciation for the significant improvement in the finances after a few months and thanked Ms. Thibault.
154 Supervisor Acoff said that the District was doing well in terms of finances; however, there would come a time
155 when they needed to prioritize items to be addressed, and eventually they would accomplish tasks that would
156 improve the community, including security.

157 Supervisor McIntyre said that the Board was already aware of the facilities to be maintained, specifically
158 the tennis courts, as they needed resurfacing and might start in 2025. She added that it would involve landscaping
159 due to the water drain and security cameras, as Envera was requested to be present. She stated that she had noted
160 all the issues raised by the homeowners.

161 Chairman Castillo asked Ms. Thibault if she would like to add anything else to her presentation, and
162 Ms. Thibault responded no and said that she looked forward to the Budget Workshop next week. Chairman
163 Castillo asked if another column could be added for the percentage of where they are in the budget on page 6 of
164 11 on the financial statement, and Ms. Thibault said that she could. Chairman Castillo also asked about the
165 Capital Reinvestment note in the amount of \$154,000 on line 94 of the same page and if it was a payment for
166 the loan. Ms. Thibault mentioned the interest only payment in November and the principal payment in addition
167 to an interest-only payment of about \$140,000 in May. He asked about the outstanding principal on the loan.
168 Ms. Thibault said that after the May payment, the balance would be almost \$280,000, currently at about
169 \$420,000. She added that the loan would be paid off in two years.

170 Supervisor Acoff asked about the Fund Balance in the amount of \$28,566 on page 15 and when the
171 money would be back in the budget. Ms. Thibault said that she would get back on that during the workshop.

172 Supervisor McIntyre inquired on the year-to-date actual cost of Community Events Supplies in the
173 amount of \$12,639 if the expenses for Spring Festival were covered. Ms. Thibault said no and that the Board
174 had to limit spending on events unless they made some budget adjustments.

175 Supervisor Fontcha asked Ms. Thibault if she could discuss the outstanding bonds with the homeowners
176 and the possibility of privatizing the road if the bonds were fully paid.

177 Supervisor Fontcha asked Ms. Thibault about the bonds and the outstanding money, how privatizing the
178 community works, and ways to educate the homeowners. Ms. Thibault asked the Board if they wanted to
179 consider road and pavement analysis and review the items to be prioritized to form a plan of action. Supervisor
180 Fontcha advised explaining the outstanding bonds and their process to the residents, and Ms. Thibault said that
181 she would present those at the next meeting. Supervisor McIntyre recalled that the roads could not be privatized
182 even if the bonds were paid, as they were issued tax-free. She added that it could happen if the District paid the

183 taxes that were not collected. Chairman Castillo agreed and thought that the bond for Capri Isle would end in
184 2043. Supervisor Fontcha asked if that would only apply to Capri Isle homeowners. Chairman Castillo gave an
185 example of a phase in the community and its bond timeline. Supervisor Fontcha suggested that residents should
186 be aware of the bonds with their properties. Mr. Krause summarized the conversation on bonds and the
187 privatization of roads. Supervisor McIntyre mentioned that she spoke to a resident about the attempt to make the
188 roads private, and Ms. Thibault said that she would not recommend that, as the Board would also be affected by
189 tax-free bonds, which could lead to financial and legal consequences. Supervisor Fontcha recalled an access
190 issue with a non-resident. Vice Chair Belyea advised preventing outsiders from using the facilities despite the
191 roads being public. Chairman Castillo said that complaints were piling up and that action should be taken.
192 Supervisor Fontcha suggested working with POA to address the problem since some homeowners were allowing
193 non-residents to use the amenities. Chairman Castillo assured the residents that the Board had acknowledged
194 their concerns, such as speeding, and would work to resolve the issues.

195 1. Exhibit 2: Variance Report for February 2024

196 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted the
197 **February 2024 Unaudited Financial Statement**, for the Cory Lakes Community Development District.

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

199 **A. Exhibit 3: Discussion - Review of Beach Club Non-Exclusive 2-Hour Usage**

200 Mr. Krause addressed the Board and said that the District Counsel had provided an updated version for
201 the Board to consider. Supervisors Fontcha and Acoff commented on the form, stating that it was acceptable.
202 Vice Chair Belyea asked about the process if a resident did not have the agreement. Supervisor McIntyre recalled
203 what Mr. Hall said about two groups using the Beach Club and that they would honor the group that had the
204 form. Ms. Green confirmed that the Board had discussed allowing two groups and that security would prioritize
205 the people who signed the agreement. Supervisor McIntyre added that they also needed to identify who used the
206 facilities. Ms. Green mentioned the feedback from residents. Chairman Castillo said that the residents could
207 maximize the facilities and advised them to fill out the form to check who would be responsible if damage
208 occurred. He asked Ms. Green to give the Board her assessment based on the proposed process for improvement.
209 Vice Chair Belyea inquired about the extension of office hours. Ms. Green answered no and mentioned the
210 schedule. She added that anything beyond the specified time would be considered a rental.

211 Supervisor Acoff advised having a system due to the number of residents in Cory Lakes with one
212 clubhouse and asked for feedback every month to discuss and make changes that would address the concerns.
213 Supervisor McIntyre gave an example of a situation that would prefer an exclusive event and reiterated the
214 importance of scheduling and using the agreement. Supervisor Fontcha said that residents should still respect
215 each other's space if they are using the amenities at the same time.

216 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted the
217 **Non-Exclusive 2-Hour Beach Club Usage Agreement Presented by District Counsel in Hard Copy**, for the
218 Cory Lakes Community Development District.

219 **Exhibit 4: Discussion – CDD Rules and Regulations - Updates on Pages 3-11**

220 Supervisor McIntyre asked for the price per barcode, and Ms. Green said that the cost was \$15.
221 Supervisor McIntyre commented on the age limit on page 3 of the Exhibit and asked for clarifications. Vice
222 Chair Belyea said that different ages were mentioned in the document and advised setting a standard to ensure
223 consistency. Mr. Krause advised having the District Counsel address that and review the rules. Supervisor
224 McIntyre asked if the age restriction in the Facility Access on page 4 could be increased to 16 years old.

225 Chairman Castillo asked about the omitted lines on page 4. Supervisor McIntyre said that they wanted
226 the people to pay back any damages and that the suspension was not necessary as they could not monitor them.

227 She suggested asking Mr. Babbar if they could charge additional penalties if violations were repeated. Chairman
228 Castillo thought that it might be effective and asked Mr. Krause to consult with Mr. Babbar about the increase
229 in fees depending on how many times they did not follow the rules. Vice Chair Belyea asked if a Public Hearing
230 was needed to adjust the price. Mr. Krause said that there would be a Hearing and suggested waiting for the
231 completion of the Board review of the current policies and subsequent review by District Counsel. Supervisor
232 McIntyre clarified that the District could not fine people, but they could charge an administrative fee. She
233 recalled the cleaning fee that was discussed before and asked if Mr. Babbar could attend the April meeting. Mr.
234 Krause said that he would request the presence of Mr. Babbar and forward the updated CDD Rules and
235 Regulations. Supervisor Acoff suggested asking recommendations from Mr. Babbar section by section, and
236 Chairman Castillo concurred.

237 Chairman Castillo spoke about the Annual User Fee Structure for non-residents on page 4 and said that
238 those benefits could be modified by the CDD Board if they were non-compliant. He added that it could be added
239 to the document after “purposes.”

240 Supervisor McIntyre moved the discussion to Facility Access with a \$10 charge for reissuing access and
241 asked if the Board should reissue access due to suspension. Supervisor Acoff opined that no clarification was
242 needed.

243 Supervisor McIntyre asked the Board if they would like to limit the number of guests and suggested that
244 if they exceeded that, they would pay a corresponding fee. She mentioned an issue pertaining to a group of
245 people using the tennis courts. The Board discussed it over and opined that there should be enforcement. Vice
246 Chair Belyea said that electronic access would be needed to enter the tennis courts. Supervisor McIntyre advised
247 adding a scheduling system, such as an application, and discussed the rates and process. Supervisor Acoff said
248 that Envera might address the technology issue and advised visiting the courts to check the situation. Supervisor
249 McIntyre informed the Board about a resident who reached out to her regarding former residents playing at the
250 tennis court. She suggested fingerprint access and a rover to verify if the people who were using the amenities
251 were residents. Chairman Castillo thought that applying technology would be advantageous and that people
252 should not solely use the tennis courts for four hours, and Vice Chair Belyea said the Board would need to take
253 action. Supervisor McIntyre added that reservations for an individual should not be done daily and suggested
254 having staff who could also schedule the usage. Supervisor Fontcha discussed possible guidelines to be
255 incorporated into the application. Chairman Castillo recalled that the tennis coach was giving recommendations
256 about reservations using technology. Supervisor McIntyre said that she had talked to her and explained the time,
257 fees, and number of guests, as the coach mentioned. She added that there would be a prime time in which
258 residents would only be allowed. The Board wanted to gather more information about the applications usually
259 used. Supervisor Acoff asked about the use of the court for pickleball. Supervisor McIntyre said that the coach
260 advised putting up signs and numbers on the courts. She added that people who play pickleball could use a
261 hockey rink.

262 **B. Discussion: Tennis Courts Being Used by Non-Members**

263 *This item was previously discussed.*

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

265 A. Board of Supervisors Regular Meeting: February 22, 2024

266 1. Exhibit 5: Summary of Motions

267 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
268 **February 22, 2024, Regular Meeting Summary of Motions**, for the Cory Lakes Community Development
269 District.

270 2. Exhibit 6: Regular Meeting

271 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
272 the **February 22, 2024, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

273 3. Exhibit 7: Action/Agenda or Completed Items

274 The Board commented that they would like to have the Action Item List printed larger moving forward
275 to make it readable.

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

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

278 Supervisor McIntyre advised discussing the current situation with the POA Board regarding the issuance
279 of a violation to the resident on Cachet Isle Drive. Chairman Castillo said that the CDD Board could connect the
280 POA Board to the District Engineer and Counsel to provide them with the details and documents. Mr. Russell
281 asked the CDD Board when the Design Review Committee (DRC) Application was filed for the alteration, and
282 the CDD Board answered no. Mr. Russel said that DRC would have to file the investigation and added that a
283 violation would occur if the resident had made changes to their property without the approval of DRC. Vice
284 Chair Belyea said that they had altered common property and mentioned that the POA had the authority to put
285 a lien on the property. Supervisor McIntyre mentioned that Mr. Hall showed the LCAM the site. Chairman
286 Castillo summarized the conversation and asked Mr. Krause to consult with Mr. Babbar on the matter since the
287 issue had been around for more than a year.

288 Supervisor Acoff clarified the location of a drainage pond and advised Solitude to treat it. Chairman
289 Castillo asked Ms. Green to relay the findings to Solitude. Supervisor McIntyre mentioned the County for
290 mosquito spraying and said that their contact information could be seen on The Islander. Vice Chair Belyea
291 asked who was responsible for the mailboxes, and Supervisors Acoff and McIntyre said that the CDD was. The
292 Board decided to have the mailboxes cleaned. Supervisor McIntyre asked Mr. Krause about the status of hiring
293 a temporary Facilities Manager. Mr. Krause said that there were applicants and that he would try to reach out to
294 TJ to clean the mailboxes. Ms. Thibault informed the Board that she had forwarded Ms. Green a resume for
295 review. Chairman Castillo said that he would interview the applicant. Ms. Thibault discussed the process of
296 hiring and mentioned the work experience of the applicant. She added that she could let him attend the Budget
297 Workshop. Supervisor Acoff commented on the qualifications of the applicant. Supervisor McIntyre reminded
298 Ms. Green to reach out to Solitude for the treatment of the pond.

299 **B. Office Administrator (OA) – Dominique Green**

300 1. Exhibit 8: March 2024 OA Report

301 Ms. Green presented the report and mentioned the hiring of new staff, who would also be in charge of
302 the pool facility. She said that she was trying to carry on the work Mr. Hall left, including the landscaping
303 problem pertaining to well pumps down at Morris Bridge and Cross Creek. She said that two groups are working
304 on it. She stated that the motor is under warranty with Accurate; however, LMP was the one checking the site.
305 She added that she would ask Accurate for proposals on repairs and forward them to Ms. Thibault for review.

306 Supervisor Fontcha asked for updates on the Spring Festival. Ms. Green said that Mr. Hall had given
307 her ideas on how he sets things up. She added that she was working on it together with her staff and was getting
308 vendors on board.

309 2. Exhibit 9: Event Posters for Approval

310 Ms. Green presented several non-district event posters for Board review and consideration, as some
311 residents were giving feedback. Supervisor Fontcha said it would be acceptable if it was specifically for the
312 community, and Supervisor McIntyre agreed. Supervisor Acoff advised being cautious when posting about
313 religion and other groups to prevent further requests and disagreements. Supervisor McIntyre said that it would

314 be best to avoid those issues, and that including advertisements might be taken as utilizing the platforms for
315 other purposes. She added that they should be used for subjects relating to Cory Lakes only.

316 Ms. Green acknowledged the application of technology, as it could be helpful, especially in the
317 reservations. Supervisor Acoff concurred and said that it would be fair for everyone. Supervisor Fontcha spoke
318 about the screen at the front of the Amenity Center, and Ms. Green said that she had not used it. The Board said
319 that it should be repaired.

320 **C. Facilities Manager: TBD**

321 2. Exhibit 10: March 2024 Activity Report

322 Ms. Green stated that the rover could not monitor the community properly as the security truck was out
323 of gas. Ms. Thibault said that she had sent a letter to Ms. Green regarding the card for the vehicle, and if it had
324 not been received yet, she would transfer cash to Ms. Green for fuel. She said that they could do the invoice and
325 suggested that Ms. Green could do the payment first, and Breeze would reimburse as soon as possible. Ms. Green
326 concurred. Supervisor McIntyre recalled what Mr. Hall said about having a truck on standby when the vehicle
327 of the security guard was not available.

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

329 1. Exhibit 11: Update - Drivers Privacy Protection Act

330 Mr. Krause informed the Board that he had received an email from Mr. Babbar regarding the Driver's
331 Privacy Protection Act. He said that Allied could request visitors present their ID, but Allied could not force
332 them. He added that Allied could get their license plate numbers. He read, in part, the email wherein Mr. Babbar
333 was asking for a justification from Allied on why they could not obtain the details. Supervisor McIntyre spoke
334 about the possibility of using a license tag instead of a barcode, as Mr. Hall mentioned before.

335 **E. District Manager: BREEZE**

336 Supervisor McIntyre asked about the section to be discussed on Rules and Regulations for the April
337 meeting. The Board decided to review pages 12-16 to be sent by April 10 for inclusion in the next month's
338 agenda.

- 339 1. Exhibit 12: FY 2023-2024 Meeting Schedule
340 2. Notice of FY 2025 Budget Workshop – 3/26/24 at 6:00 p.m.
341 3. Quorum Check for Next Meeting – 04/18/24 at 6:00 p.m.

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

343 Chairman Castillo opened Audience Comments.

344 Mr. Carpenter spoke about the roadways and said that the mail truck had been leaking oil along the road.
345 Mr. Krause asked Mr. Carpenter to send him the pictures. He then commented on the articles in The Islander as
346 the community could not utilize them. Supervisor McIntyre mentioned that there were no entries from the
347 residents last month.

348 Ms. Delgatto asked about some non-District messaging regarding the bonds on Capri Isle, as it led to
349 confusion. Supervisor Acoff said that the CDD Board would need to clarify the issue. Ms. Delgatto also inquired
350 about the possibility of privatizing roads, and Mr. Krause said that he would consult with the District Counsel.

351 Mr. Russell said that their property management company would assign an LCAM onsite and that they
352 had discussed the office hours, but they were looking for a place for her to work. The Board suggested using the
353 security guardhouse. Mr. Russell said that the POA Board thought of enhancing the means of communication
354 digitally. He added that Ms. Reiser, the new LCAM, had already visited some sites and that they wanted to
355 assure the residents that they could reach out to her. Supervisor McIntyre commented that it would be
356 advantageous to have the LCAM onsite to address POA issues. The Board decided to wait for the advice of Mr.

357 Babbar regarding the contract on office space and said that the LCAM could temporarily use an area in the
358 Clubhouse while waiting for approval.

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

360 Chairman Castillo went back to the issue of bonds on Capri Isle and said that the CDD could send an
361 email to the homeowners for clarifications. Mr. Krause said that he would make a draft and ask Mr. Babbar to
362 review it.

363 Supervisor McIntyre asked Mr. Russell if he would like to include some items on the agenda for the
364 April meeting, and Mr. Russell responded yes. Mr. Krause advised Mr. Russell to send over the agenda items
365 one week before the meeting.

366 **TWELFTH ORDER OF BUSINESS – Adjournment**

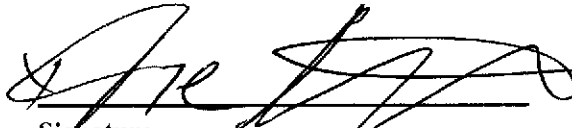
367 Chairman Castillo adjourned the meeting at 9:03 p.m.

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

371 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
372 meeting held on MAY 16, 2024.

373 

Signature



Signature

374 Larry B. Krause Jr.
Printed Name

Jorge Castillo
Printed Name

375 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman