

1 **MINUTES OF 05/30/24 BUDGET MEETING**  
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**  
3

4 The Budget Meeting of the Board of Supervisors of the Cory Lakes Community Development District  
5 was held Thursday, May 30, 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 6:04 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	Rene Fontcha	Board Supervisor, Assistant Secretary
17	Cynthia McIntyre	Board Supervisor, Assistant Secretary

18 Also present were:

19	Larry Krause	District Manager, BREEZE
20	Patricia Thibault	District Manager, BREEZE
21	Dominique Green	Office Administrator, CLI
22	Philip Cusumano	Facilities Manager, CLI

23 *The following is a summary of the discussions and actions taken at the May 30, 2024 Cory Lakes CDD Board*  
24 *of Supervisors Budget Meeting.*

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

26 Chairman Castillo thanked everyone for attending the meeting and said that the objective was to ensure  
27 financial accountability.

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

29 Supervisor Fontcha stated that the budget meeting was relevant for the community. He acknowledged  
30 the presence of the residents and the vendors.

31 Vice Chair Belyea agreed with the statements of Supervisor Fontcha and thanked all for attending. She  
32 said that she looked forward to the presentations.

33 Supervisor McIntyre thanked everyone for being present and stated some of the duties and  
34 responsibilities of the Supervisors regarding the management and budget of the District. She mentioned that  
35 three seats were up for election and expressed her appreciation for the trust given to her by the residents. She  
36 said that the Board aimed to maintain the quality of the District and encouraged everyone to contribute to making  
37 the community better.

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

39 Chairman Castillo opened Audience Comments.

40 Mr. Aliaga spoke about the pool hours, noting the different schedules on the sign and on the website.  
41 He said that the Morris Bridge entrance was updated, but a big tree branch was hanging down and needed to be  
42 addressed.

43 Ms. Carroll stated that she would like security personnel or an adult to monitor the children at the pool.  
44 She mentioned that she had reached out to Mr. Cusumano about the alligator grass on her property. She said that  
45 it should have been monitored and addressed by the vendor. She then spoke about washing the sidewalks since  
46 they did not look good, as well as the street gutters.

47 **FIFTH ORDER OF BUSINESS – Business Items**

48 Ms. Thibault addressed the Chairman and discussed the purpose of the meeting. She noted that each  
49 vendor would be given 10 minutes for their presentations.

50 **A. Consideration of Security Service Proposals:**

51 1. Exhibit 1: A&A Services - \$470,321.28/yr

52 *The proposer was not present at the meeting.*

53 2. Exhibit 2: Aegis Protective Services - \$478,707.84/yr

54 Mr. Zamudio introduced himself and started the presentation. He said that their employees were  
55 provided with a fair wage and proper training. Supervisor McIntyre asked about the AI Robotics. Mr. Zamudio  
56 discussed the details as well as the cameras. Chairman Castillo clarified that the robots and cameras were not  
57 included in the proposal, and Mr. Zamudio confirmed. Supervisor McIntyre asked how they would control  
58 speeding. Mr. Zamudio said that they would interact properly with the community due to the enforcement  
59 restriction. Supervisor McIntyre asked about their procedure for car break-ins. Mr. Zamudio said that the onsite  
60 security personnel would be dispatched to the location to gather information, including pictures of vehicles with  
61 descriptions, and that they could call the police, depending on the preference of the District. He added that they  
62 would contact the guard at the other gates to monitor the people going out, and he mentioned the cameras to be  
63 used. Supervisor McIntyre asked about the percentage of staff who were former military. Mr. Zamudio said that  
64 it would depend on the area. Supervisor McIntyre inquired about their employee retention and if they were  
65 armed. Mr. Zamudio responded they have about a 75% retention rate and said that they did not carry guns unless  
66 the District would request that service. Supervisor McIntyre asked if they would provide a security vehicle. Mr.  
67 Zamudio said that there would be a charge, but they were informed they could use the District truck available in  
68 the community. Supervisor McIntyre asked if their rover could check the facilities to verify if the people were  
69 allowed to be there, and Mr. Zamudio confirmed.

70 Supervisor Fontcha asked what other communities they served. Mr. Zamudio said that they were not  
71 providing service to any CDDs in Tampa, only in some establishments, but they have communities in Ohio. He  
72 stated that they would customize their action plan based on the needs of the District. Vice Chair Belyea asked if  
73 new employees would be assigned in the area. Mr. Zamudio said that they would be onsite to train their  
74 personnel. Vice Chair Belyea inquired if they required staff to wear uniforms, and Mr. Zamudio confirmed.  
75 Supervisor McIntyre asked if they have a 30-day transition, and Mr. Zamudio said that they do. The Board noted  
76 that some vendors included taxes. Chairman Castillo asked the number of employees, and Mr. Zamudio  
77 responded that there were about 560 nationwide and about 120 in Florida.

78 Ms. Thibault informed the Board that the rover and security were paid for by the CDD. She said that the  
79 break-ins of cars in driveways were not covered by CDD due to them being on private property. She noted that  
80 the security personnel could not issue a ticket because they had no police authority. She added that Navitas  
81 Credit Corp. was being paid for the rover vehicle, which was renegotiated in 2022 and would be terminated in  
82 2025. She stated that there were three contracts.

83 Supervisor McIntyre spoke about the POA and CDD agreement in which the CDD would forward any  
84 speeding reports to the POA, and then the POA would issue the violation. Ms. Thibault said that if the District  
85 Counsel approved, the Board could proceed. Vice Chair Belyea clarified that it was a violation of the covenants.

86 3. Exhibit 3: JCS Investigations - \$411,840.00/yr

87 Mr. Scanlon discussed the inclusions in the proposal. He said that they could put a pool monitor onsite  
88 free of charge to ensure the safety of the children. Chairman Castillo asked for the schedule of the personnel to  
89 be assigned at the pool. Mr. Scanlon said that it would depend on the needs of the community and explained  
90 possible options. Chairman Castillo inquired about the use of their own security vehicle at no charge, and Mr.  
91 Scanlon confirmed. Supervisor McIntyre asked about the retention of employees. Mr. Scanlon said that most of  
92 them stayed for about three to four years because they tend to pursue law enforcement. Supervisor McIntyre  
93 asked about the percentage of employees that were involved in the military, and Mr. Scanlon answered about  
94 10-20%. Supervisor McIntyre asked if the rover could verify that the people at the facilities were permitted to  
95 be there, and Mr. Scanlon confirmed. Supervisor McIntyre inquired about their plan to minimize speeding. Mr.  
96 Scanlon mentioned that they have speed radars. Supervisor McIntyre asked about their investigation procedure  
97 for car break-ins. Mr. Scanlon said that they deploy officers to monitor and observe the streets to let residents  
98 know that they are protected. Chairman Castillo inquired about the number of speed radars they would install.  
99 Mr. Scanlon answered that they have two.

100 Vice Chair Belyea asked about the response time in case of an emergency, and Mr. Scanlon said that it  
101 would be about 10-20 minutes. Chairman Castillo asked about the \$20/hr, and Mr. Scanlon stated that it was the  
102 billing. Chairman Castillo also asked about the payment to the guards, and Mr. Scanlon said that it would depend  
103 on the job description of the personnel. Supervisor Fontcha inquired about the assignment of security, and Mr.  
104 Scanlon said that he could designate a specific officer in a location. Supervisor Fontcha asked how they could  
105 handle the number of people during the holidays. Mr. Scanlon said that the rover should be moving around and  
106 controlling the situation. Chairman Castillo asked about the transition period, and Mr. Scanlon said that they  
107 would be ready the day of. Supervisor Fontcha asked about the rotation rates for their accounts. Mr. Scanlon  
108 said that they lost an account due to a change of management, but the residents there wanted them back for their  
109 service. He added that they would assess the concerns of the community and address them.

110 Ms. Thibault informed the Board that Supervisor Acoff sent a list of questions and observations for the  
111 Board to review. She read them, stating that the lowest bidder should not be solely considered and that JCS could  
112 be questionable based on the presentation at the last meeting. She added that the Board should determine the  
113 most responsible bidder and that there might be additional services to include. Vice Chair Belyea asked if the  
114 Board should decide tonight. Ms. Thibault advised that they should since the meeting was set for the Board to  
115 decide.

116 4. Exhibit 4: Nation Security - \$431,402.40/yr

117 *The proposer was not present at the meeting.*

118 5. Exhibit 5: Security Solutions of America - \$495,443.52/yr

119 Mr. Brentnell introduced himself along with Mr. Otero and Mr. Gatchell. Mr. Brentnell presented the  
120 proposal and said that they put their salaries to be transparent. He emphasized the importance of people and  
121 communication. Mr. Otero spoke about the management and said that they could send out reports and assign  
122 tasks. He added that they would not have an increase for 2 years and that the skills needed upon hiring employees  
123 were evaluated. Vice Chair Belyea asked if they manage similar districts in the area. Mr. Gatchell and Mr.  
124 Brentnell confirmed. Chairman Castillo asked the number of employees, and Mr. Otero responded about 2,400  
125 operating in 25 states, mostly in the Southeast. Mr. Brentnell spoke about the supervision of officers and said  
126 that they would like to satisfy the community with their service. Mr. Otero said that they focused on business  
127 and service continuity. Supervisor McIntyre asked if they submit reports, including investigations, in times of  
128 emergency. Mr. Otero confirmed and said that they have a 24-hour communications center in Atlanta. Supervisor  
129 Fontcha asked about the costs and the hours. Mr. Brentnell stated that they could discuss the rates for approval.  
130 Vice Chair Belyea noted the benefit program they have and asked about the employee retention rate. Mr. Otero  
131 said that it would be about 76% and that they would like to keep people. Mr. Gatchell added that they have  
132 incentives for the officers to appreciate their work.

133 Ms. Thibault said that the Board could discuss and decide about the security company. Chairman Castillo  
134 asked if the other companies not present were invited, and Ms. Thibault confirmed. Supervisor McIntyre asked

135 the contract amount of the current vendor, and Chairman Castillo said that it was about \$438,000. Supervisor  
136 McIntyre asked Ms. Thibault her opinion about JCS. Ms. Thibault stated that JCS was in charge of some of their  
137 districts and that Mr. Scanlon was addressing the concerns as soon as he could. She added that the residents were  
138 satisfied with the service provided by JCS.

139 *Ms. Green and Mr. Cusumano left the meeting to respond to a situation at the pool.*

140 Chairman Castillo stated that he was in favor of JCS, noting that they were the lowest bidder. Supervisor  
141 McIntyre agreed and said that she heard good feedback for JCS, as they were professional and armed. Ms.  
142 Thibault said that Mr. Scanlon was very hands-on in securing the safety of the community and very responsive.  
143 Supervisor Fontcha said that he was concerned about the rate, and the Board discussed a situation where they  
144 chose the lowest bidder. Vice Chair Belyea asked about the changeover date, and Ms. Thibault said that there  
145 was a 30- to 60-day out. Supervisor Fontcha asked about the offer of Security Solutions of America, and Ms.  
146 Thibault said that they should know the amount and the service level. Vice Chair Belyea commented that, aside  
147 from JCS, the other companies were similar to the current vendor. She asked what they could do if they were  
148 not satisfied with the chosen security company. Chairman Castillo said that they would give a 30-day notice of  
149 termination. Vice Chair Belyea asked about the budget. Ms. Thibault said that the budget would be kept flat and  
150 that she could reduce the current budget and add a contingency line in Security to track monthly costs. Vice  
151 Chair Belyea asked about the Envera items that were also offered by the security company. Ms. Thibault said  
152 that they would not impact the gates.

153 On a MOTION by Ms. McIntyre, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board approved  
154 the **Awarding of Contract to JCS Investigations in the amount of \$411,840.00/yr**, for the Cory Lakes  
155 Community Development District.

156 Ms. Thibault said that she would inform the security companies and asked Mr. Krause to proceed with  
157 the Aquatic Maintenance proposals. She added that she would visit the pool area to check on the situation there  
158 and that comments about racism should not be allowed.

159 Vice Chair Belyea asked about the posted schedule of the pool on the signage. The Board had a  
160 discussion, and Ms. Thibault said that she would check on it.

161 **B. Consideration of Aquatic Maintenance Proposals:**

162 *The proposers were not present at the meeting.*

163 Supervisor McIntyre asked how frequently Solitude visited the site and said that Mr. Hall told her that  
164 Solitude could only treat 25% of the lakes at a time due to toxic chemicals. She added that Solitude was providing  
165 detailed reports to other districts. Mr. Cusumano said that Solitude was on site every Wednesday, stating that  
166 the vegetation was a big issue but that it was necessary to maintain wildlife in the lakes. Chairman Castillo  
167 opined that they could not compare their lakes to other districts because of their differences. He noted that the  
168 aquatic companies were not present. Mr. Cusumano said that he invited Solitude, and their reply was that they  
169 could attend the next meeting.

170 Chairman Castillo suggested slightly adjusting the budget and asked the vendors to be present at the  
171 June meeting for them to discuss their experience and how they would address the lakes. Vice Chair Belyea said  
172 that they could put a line item in the budget to accommodate the needs of the community. Ms. Thibault noted  
173 the budget increase from \$55,640 to about \$66,000. Supervisor McIntyre asked Ms. Thibault if they had worked  
174 with the mentioned companies. Ms. Thibault said that she had worked with Steadfast, which was a global  
175 company, and shared its background. She added that they were very responsive. The Board asked Ms. Thibault  
176 if Steadfast could reduce the price and attend the meeting, and Ms. Thibault said that she had reached out to  
177 them.

178 1. Estate Management Services

179 a. Exhibit 6: 1 visit per month - \$3,477.50/month

- 180 i. Bathymetry Survey - \$3,150.00
- 181 b. Exhibit 7: Service Map
- 182 c. Bathymetry Sample
- 183 2. Steadfast Environmental
- 184 a. Exhibit 9: Aquatic Maintenance Map
- 185 b. Exhibit 10: 2 visits per month - \$4,050.00/month
- 186 c. Exhibit 11: 4 visits per month - \$5,500.00/month

187 **C. Consideration of Cleaning Service Proposals:**

- 188 2. Exhibit 13: City Wide Facility Solutions - \$1,300.00/month

189 *This item was addressed out of order.*

190 Mr. Norris started the presentation and said that the retention rate was about 65-70%. He stated that they  
191 also offer other facility services aside from janitorial and that they would have two personnel for the community.  
192 He informed the Board that Ms. Jeremie, the Facility Solutions Manager (FSM), would do work inspections and  
193 check supplies. He noted that they have a Night Manager, Ms. Cutie-Tuegols, to address their concerns from  
194 4:00 p.m. to 12:00 a.m. and mentioned employees who had served in the army.

195 Supervisor McIntyre asked the areas they clean, and Mr. Norris said that they would cover the Clubhouse  
196 area, fitness area, and bathrooms at the pool and that they would take out the garbage bins at the pool on a nightly  
197 basis three times a week. Ms. Thibault asked if they would wipe the tables down and the chairs. Mr. Norris said  
198 that it was not included, but he would first check the number of tables. Vice Chair Belyea asked if the lanai  
199 pavers could be watered. Ms. Thibault asked their schedule for the garbage, and Mr. Norris discussed their usual  
200 routine. Vice Chair Belyea asked how long they could clean the whole area, and Mr. Norris said that it would  
201 take 3 hours, but there would be days that hours were longer, depending on the work. Ms. Green agreed and  
202 mentioned the staff schedule for cleaning the pool area. Ms. Thibault said that the current vendor worked on  
203 Mondays, Wednesdays, and Fridays. Mr. Cusumano said that he tried to reach out to the current cleaning  
204 company, Anago, several times. Mr. Norris said that they could easily communicate with them and that they  
205 have 68 employees. He added that they have people assigned to monitor the work in every community.  
206 Supervisor McIntyre noted that they have contractors, and Mr. Norris agreed. Ms. Thibault stated that they  
207 created a checklist to be completed by the cleaning company in another district and asked Mr. Norris if they  
208 were open to that, and Mr. Norris confirmed. Ms. Thibault asked about the cost of an additional day of service  
209 every week in the summer, and Mr. Norris said that they could negotiate it and inform them ahead of time. Ms.  
210 Thibault noted that there are no lights at night at the pool, but they could come earlier in the morning.

211 Chairman Castillo asked if they would provide the supplies and liners. Mr. Norris said that only the  
212 chemicals and equipment were included; the consumables were not. Chairman Castillo noted that the liners  
213 should be leak-proof. Mr. Norris said that District staff could send their expenses on the consumables, and he  
214 would check if they could match the price. Vice Chair Belyea asked Ms. Thibault about the budget, considering  
215 the increase in the number of days during the summer and the scope of work. Ms. Thibault said that was about  
216 \$19,000 and asked Mr. Norris to include wiping the tables down.

- 217 1. Exhibit 12: Sunshine Cleaning Crew LLC - \$1,300.00/month

218 Ms. Carbone-McDonald introduced herself and discussed her proposal. She said that she would cover  
219 the Clubhouse, gym, and pool area three times a week, every Monday, Wednesday, and Saturday. She added  
220 that she would check the areas on Tuesday and Thursday and that she lives in the community. She noted that  
221 she does not subcontract and provide cleaning supplies.

222 Chairman Castillo asked if she had business in Florida, and Ms. Carbone-McDonald said that she  
223 recently moved to the area. Vice Chair Belyea asked if she had employees, and Ms. Carbone-McDonald

224 responded she had none. Supervisor McIntyre inquired if she was insured, and Ms. Carbone-McDonald  
225 confirmed. Ms. Thibault asked about her policy limit, and Ms. Carbone-McDonald said that she had sent it to  
226 Mr. Krause. Vice Chair Belyea asked about the contract with the current vendor. Supervisor Fontcha and  
227 Chairman Castillo said that it would be similar to others regarding the 30-day notice of termination. Supervisor  
228 McIntyre restated the inclusions in the proposal, and Ms. Carbone-McDonald confirmed. Chairman Castillo  
229 noted the current situation of the kitchen at the Clubhouse. Ms. Carbone-McDonald asked when events usually  
230 take place. Ms. Green said that any day, but most of the time during weekends. Ms. Carbone-McDonald offered  
231 that they could call her to clean if needed. Ms. Green thought that it would be favorable that she was living in  
232 the area. Ms. Thibault reviewed the contract with Anago, stating the 30-day notice. She asked about the costs  
233 for additional cleaning days, and Vice Chair Belyea said that they could get the daily expense to estimate the  
234 budget. Ms. Thibault said that they would like to include the tables and chairs, as well as items on the interior.

235 Mr. Norris stated that they would add \$50 for cleaning the tables and chairs.

236 Ms. Thibault said that she had adjusted the budget for cleaning services to \$25,000. Vice Chair Belyea  
237 asked Ms. Thibault if the current vendor was invited to provide a proposal and was informed that the District  
238 was not satisfied with their service. Ms. Thibault said that there was a lack of communication and mentioned the  
239 checklist. Ms. Green stated that she was also applying the checklist to the staff. Supervisor McIntyre said that  
240 she was concerned that City Wide was using contractors and noted that Ms. Carbone-McDonald of Sunshine  
241 was living in the area. Vice Chair Belyea opined that they could try Ms. Carbone-McDonald to address the  
242 cleaning issues and have a 30-day notice if they are not satisfied with the work.

243 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved  
244 the **Cleaning Services by Sunshine Cleaning Crew LLC in the amount of \$1,300.00/month, With the**  
245 **Increase in Number of Days until Labor Day, Meeting the Requirements on Certificate of Insurance, and**  
246 **Addressing the Tables and Other Furniture**, for the Cory Lakes Community Development District.

247 Ms. Thibault stated that Ms. Carbone-McDonald would provide a Certificate of Insurance indicating the  
248 District and that Breeze would send a termination notice to the current company. Chairman Castillo asked Ms.  
249 Carbone-McDonald for a 5-day service proposal from May 1 to Labor Day and clarified that the liners were  
250 included in the price.

251 **D. Exhibit 14: Consideration of Fountain Replacement – Olin Plumbing**

252 Chairman Castillo noted the big difference in costs in the proposal. Vice Chair Belyea commented that  
253 it would be advantageous to have the bottle filler. Supervisor McIntyre stated that they could put the water  
254 fountain outside. Chairman Castillo said that it could get broken quickly and asked for a quote for an outdoor  
255 option.

256 1. Removal and Installation of Single Water Fountain with Bottle Filler - \$4,200.78

257 2. Removal and Installation of Single Water Fountain - \$2,100.23

258 **E. Consideration of Holiday Lighting Proposals:**

259 Chairman Castillo stated that they still have a year to decide and that pictures would be taken of the set  
260 up this year for reference. He added that they could invite the vendors when the lights were installed to assess  
261 what they could improve. Mr. Cusumano acknowledged the visit and proposal of Britenites that included the  
262 pictures, but the price was too high.

263 *This item was tabled to the next meeting.*

264 1. Exhibit 15: Lane Christmas Lights - \$54,000.00

265 2. Exhibit 16: Illuminations Holiday Lighting

266 a. 3-year term - \$58,565.00

267 b. 5-year term - \$55,485.00

268 3. Exhibit 17: American Illuminations & Decor - \$60,000.00

269 **F. Exhibit 18: Consideration/Approval of Paver Roadways Review – Stantec - \$25,510.00**

270 Ms. Thibault advised getting a proposal below \$25,510 and checking if they could do an in-depth  
271 analysis street by street. Mr. Cusumano said that he would make a team for an analysis. Vice Chair Belyea asked  
272 about the budget, and Ms. Thibault said that it was \$55,000. Vice Chair Belyea said that she was in favor of the  
273 suggestion of Supervisor Acoff to increase the line item to \$125,000. Ms. Thibault stated that they should adopt  
274 the budget tonight, considering the increase in budget, and mentioned the letter to be distributed to the residents.  
275 Vice Chair Belyea said that they should address the pavers; Mr. Cusumano commented that the repairs were not  
276 done right. Supervisor McIntyre asked Mr. Cusumano to provide numbers for hiring a team. Ms. Thibault said  
277 that they would do a comparison and adjust the budget to \$125,000.

278 **G. Exhibit 19: Consideration/Approval of Weir Replacement Project – Stantec - \$17,700.00**

279 Ms. Thibault stated that she had reached out to another company. The Board had a discussion about the  
280 bid. Supervisor McIntyre asked the Board if they could authorize Ms. Thibault to increase the budget if a  
281 proposal was provided. Ms. Thibault said that she would bring forward the \$350,000 and could add \$200,000 to  
282 the budget as a contingency line item. Vice Chair Belyea suggested allocating \$350,000 in the contingency line,  
283 and the Board agreed.

284 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved  
285 **Setting a Contingency Line Item in the amount of \$350,000.00 For the Weir Project**, for the Cory Lakes  
286 Community Development District.

287 Chairman Castillo spoke about the furniture in the amenity center and commented that they should be  
288 replaced. He added that they could include a stand-up food warmer for events and that the floor was buckling.  
289 Supervisor McIntyre agreed and mentioned feedback from residents regarding the matter. Chairman Castillo  
290 advised setting a standard and improving the appearance of the Clubhouse. Supervisor McIntyre said that their  
291 priority would be the Weir Project and recalled that the tennis courts should be resurfaced. Ms. Thibault said  
292 that she had a contingency line in the amount of about \$105,000, of which a portion could be used for the tennis  
293 courts. Vice Chair Belyea asked about the rental fees. The Board decided to use the contingency for the tennis  
294 courts and then address the amenity center. Ms. Thibault said that staff could have a priority list of items in the  
295 Clubhouse and that there would be a 30.64% increase in the budget. She went over the assessments and opined  
296 that the new budget would be about \$3,200,000. Chairman Castillo said that residents might prefer a Capital  
297 Assessment, instead of increasing the budget. Ms. Thibault stated that they could do that and advised establishing  
298 a Capital Projects Fund. She mentioned the transfer of funds pertaining to the Weir Project and asked Mr.  
299 Cusumano for court resurfacing proposals.

300 **H. Exhibit 20: Consideration/Adoption of Resolution 2024-03, Approving Proposed Budget for**  
301 **FY 2025 and Setting a Public Hearing**

302 1. Exhibit A: Proposed Budget for FY 2025

303 On a MOTION by Ms. Belyea, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board adopted the  
304 **Resolution 2024-03, Approving Proposed Budget for FY 2025 and Setting a Public Hearing, With a**  
305 **Budget of \$3,267,930**, for the Cory Lakes Community Development District.

306 Vice Chair Belyea stated that she was concerned about the costs of advertising a Special Assessment.  
307 Supervisor McIntyre spoke about possible security expenditures and savings, and the Board decided to bring  
308 back security concerns to the next meeting. Ms. Thibault said that she would discuss first with Ms. Green an  
309 email she received before bringing back items to the Board. Ms. Thibault mentioned the issue of racism.  
310 Supervisor McIntyre said that she would like for Breeze to be authorized hire and fire CDD employees. Vice

311 Chair Belyea thought that they had a person-in-charge if employees had an issue and restated the job description  
312 for Office Manager. Ms. Thibault said that there was a motion about it that involved Breeze, and Vice Chair  
313 Belyea recalled that the Office and Facilities Managers would contact Breeze if they had concerns. Ms. Thibault  
314 said that she would review the minutes to clarify the responsibilities of Breeze. Supervisor Fontcha stated that  
315 the Board would still be in charge of the community. The Board had a discussion about the scope of work. Ms.  
316 Green addressed the Board and spoke about her work assignment. Chairman Castillo said that micromanagement  
317 should be avoided, and that Supervisors could suggest but not be involved in the daily activities. He added that  
318 the Board should retain the authority to fire and hire employees. Supervisor McIntyre asked who would call out  
319 employees if they were not performing well. Supervisor Fontcha said that they need to provide the Board with  
320 evidence, and Supervisor McIntyre commented that it was not appropriate to address it publicly. Ms. Thibault  
321 noted that Breeze would not be in the community on a daily basis and that Ms. Green would be responsible for  
322 the daily operations and the monitoring of staff.

323 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved  
324 Office Administrator to Supervise Staff and Operate within Agreed Schedule and Budget, for the Cory  
325 Lakes Community Development District.

326 **I. Discussion: City of Tampa Manhole Covers**

327 *This item was tabled to the next meeting.*

328 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business**

329 Mr. Carpenter asked the number of weirs to be repaired with the proposed budget and informed the  
330 Board that there was only one working out of the seven.

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

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

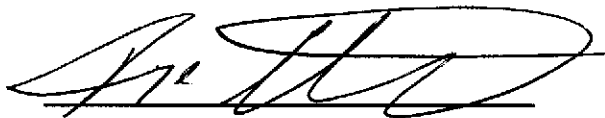
333 **TWELFTH ORDER OF BUSINESS – Adjournment**

334 The meeting was adjourned at 8:59 p.m.

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

338 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
339 meeting held on June 20, 2024.

340   
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Signature

341 Larry B. Kamzaj  
Printed Name

Jorge Castillo  
Printed Name

342 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman