

1 **MINUTES OF 07/16/24 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 Tuesday, July 16, 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 6:02 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	Chelsea Miller	Facilities Manager, CLI
24	Joe Hamilton	Director, Steadfast
25	Brandy Marshall	Lieutenant, JCS

26 *The following is a summary of the discussions and actions taken at the July 16, 2024 Cory Lakes CDD Board of*
27 *Supervisors Budget Meeting.*

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

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

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

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

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

33 Chairman Castillo opened Audience Comments.

34 Ms. Dillmann stated that the pool area was not in good condition, which included the ceiling fan that
35 might cause safety concerns and lights that were not working properly. She noted that the water slide had been
36 closed for a while and non-residents were using the amenities. She added that playing ball at the pool and having
37 several guests should not be allowed. She said that people were eating and drinking at the pool and that they
38 were playing loud music. She opined that children were not supervised and that the pool attendant did not
39 implement the rules. She then spoke about the security service issues and commented that they should be
40 addressed. Supervisor Acoff acknowledged her concerns and said that the Board had taken action by hiring new
41 security personnel and that they would finalize the hours. Chairman Castillo stated that the Board heard the
42 complaints of the residents and was currently working to resolve the issues. Supervisor Acoff added that they
43 were aiming for a long-term solution and that it was part of the budget.

44 **FIFTH ORDER OF BUSINESS – Business Items – Consideration of Proposals**

45 **B. Exhibit 5: Steadfast – Waterway Inspection Report conducted on June 24, 2024**

- 46 1. Exhibit 6: Aquatic Maintenance Map
47 2. Exhibit 7: Aquatic Maintenance – 4 visits per month - \$4,800.00/month

48 *This item was addressed out of order.*

49 Mr. Hamilton addressed the Board and discussed the report. He presented a sample report of what the
50 Board could expect from Steadfast, including recommendations and aerial pictures. Supervisor Acoff asked how
51 their company could improve the aquatic conditions. Mr. Hamilton stated that two reports would better monitor
52 the problems that should be addressed, which would involve more technicians on site. Supervisor Acoff asked
53 for water quality parameters to be included in the report and more information on the process. Mr. Hamilton said
54 that the schedule would depend on the targeted type of vegetation. He explained the method and estimated
55 timeline for getting a permit, the inspection, and the actual work. Supervisor Acoff inquired about the liability,
56 and Mr. Hamilton responded that there would be none. Chairman Castillo asked if they could start their contract
57 before the permit. Mr. Hamilton confirmed and discussed the requirements for the Florida Fish and Wildlife
58 Conservation Commission (FWC). Supervisor McIntyre asked about the additional costs, and Mr. Hamilton
59 explained the pricing. Supervisor McIntyre recalled that Steadfast would visit the site three times a month when
60 the situation was controlled. Mr. Hamilton confirmed, but he would first check the progress after one year. He
61 added that they would address other issues aside from vegetation. Chairman Castillo clarified that the minimum
62 amount would be about \$10,000. Vice Chair Belyea asked if the report was comprehensive since she noted that
63 a dam behind the peninsula was not included in the report. Mr. Hamilton confirmed that it was detailed and
64 stated that they would get a better picture for the weekly report and that they would add to in their program.
65 Chairman Castillo thanked Mr. Hamilton and informed him that they might make a decision tonight.

66 Supervisor Acoff inquired when he could present his plan if it was considered by the Board, and Mr.
67 Hamilton said that it would take about a week. Supervisor Fontcha asked for information on the carp. Mr.
68 Hamilton stated that it was to address the vegetation, and he discussed the maintenance program. Chairman
69 Castillo inquired when they should restock, and Mr. Hamilton said that it would be after three to five years.
70 Supervisor Acoff asked about the protection of the lake and when the best season for treatment would be. Mr.
71 Hamilton stated that they would start now and stop during the fall and winter.

72 **A. Exhibit 1: DC Integrations: Security System Replacement – Todd Hebel**

- 73 1. Exhibit 2: Gates - \$44,500.00
74 2. Exhibit 3: Amenity Center / Add Ons - \$27,800.00
75 3. Exhibit 4: Monthly Management - \$2,850.00/month

76 Supervisor McIntyre stated that Mr. Hebel could not attend the meeting due to a personal matter.

77 **B. Exhibit 5: Steadfast – Waterway Inspection Report conducted on June 24, 2024**

78 *This item was brought back for discussion.*

79 Supervisor McIntyre noted the \$2,000 per year difference between Steadfast and Solitude. A resident
80 commented on the possible effect to existing fish of adding grass carp. Chairman Castillo said that they could
81 confirm it with Steadfast before proceeding. Supervisor Fontcha asked if they could negotiate the price, and
82 Supervisor Acoff agreed to consider removing some items. Vice Chair Belyea inquired what fish they could use
83 instead of the grass carp. Supervisor Acoff said that the additional times of visit would help the current condition
84 of the water bodies. Chairman Castillo noted that they have a huge lake and that Steadfast would address it per
85 area. Supervisor Acoff suggested clarifying the issue with grass carp and the percentage of lake to be addressed
86 per week in comparison with the scope of Solitude. Supervisor McIntyre recalled that Solitude could not treat
87 more than 25 percent of the lake due to toxic chemicals, but Steadfast had a different perspective on that.
88 Supervisor Acoff opined that the Steadfast should address those questions and asked Mr. Krause to reach out to
89 them. Chairman Castillo reiterated the inquiries for Steadfast regarding the consequences of using grass carp to

90 bass populations, the possibility of reducing the cost to \$55,640, and the percentage of the lake to be treated per
91 week. Ms. Thibault mentioned that the Board increased the budget for Lake and Pond Maintenance to \$66,000.
92 She said that she asked Mr. Hamilton about the grass carp, stating that they had no impact on the ecosystem. Mr.
93 Krause clarified that he would also ask about the effect on the budget if grass carp were removed. Vice Chair
94 Belyea commented that she was in favor of replacing the current vendor.

95 **G. Exhibit 21: Hecker Construction Company – Background**

96 1. Exhibit 22: Weir Replacement Proposal - \$295,000.00

97 *This item was addressed out of order.*

98 Ms. Thibault asked the Board if they could discuss the Weir Replacement proposal, noting that the new
99 District Engineer, Mr. Reed, was present and that the District would be billed per hour. Mr. Reed stated that he
100 would have feedback at the end of the week. Supervisor Acoff asked if he could provide the details by Thursday.
101 Mr. Reed informed them that he would be present at the next meeting. He added that they would not charge the
102 District for the day because he would like to listen first and meet the members. He said that he would answer
103 their questions on Thursday. Vice Chair Belyea asked Mr. Reed if he would only discuss the proposal from
104 Hecker Construction Company, and Mr. Reed confirmed. Supervisor McIntyre asked Mr. Reed to verify the
105 number of seawalls that were permitted and should be repaired since the proposal included two new seawalls.
106 Chairman Castillo recalled that they had the permit for all the seawalls to be replaced and that they paid Johnson
107 Engineering \$50,000 for that. Supervisor Acoff advised making a decision on Thursday to start the weir
108 replacement before any setbacks might happen. The Board had a discussion on the cost and scope of work. Ms.
109 Thibault stated that the same project manual and scope were sent out to Hecker Construction Company.
110 Supervisor Acoff asked Mr. Krause to reach out to Mr. Reed regarding the difference between the concrete and
111 composite caps on item 5 of Project Specifications and the minimum acceptable depth on item 2 of Project
112 Clarifications. He asked who the Project Manager would be, and Ms. Thibault assumed that it would be the
113 District Engineer. Supervisor Acoff inquired about the expiration of the land survey, and Ms. Thibault said that
114 they would have to confirm it with the District Engineer.

115 2. Exhibit 23: Composite Cap

116 3. Exhibit 24: Certificate of Liability Insurance

117 4. Exhibit 25: Project/Job References

118 **A. Exhibit 1: DC Integrations: Security System Replacement – Todd Hebel**

119 *This item was brought back for discussion.*

120 Supervisor McIntyre clarified that the proposal was for the replacement of Envera, and Chairman
121 Castillo agreed. Supervisor McIntyre said that she spoke to Mr. Hebel, stating that their camera system would
122 trigger an alarm and contact the police or security, but it would not be monitored by personnel. She added that
123 DC Integrations might not resolve the issues of the District in terms of monitoring. Supervisor Acoff asked Mr.
124 Krause if they had identified other companies that would provide the required service.

125 Chairman Castillo asked Ms. Marshall to give feedback on Envera. Ms. Marshall stated that the services
126 provided by Envera were not enough to address the security system issues and that they had tested them. She
127 mentioned that JCS offers monitoring services at no cost. She informed the Board that the Envera system had
128 errors several times. Supervisor Acoff inquired about the cameras, and Chairman Castillo asked for
129 recommendations on the system that other districts had, with which they were satisfied. Ms. Marshall suggested
130 using Automatic License Plate Readers (ALPR) and a locking system at Morris Bridge, where they could
131 monitor themselves the whole day. Chairman Castillo inquired how they could address Morris Bridge, which
132 has no 24-hour security. Ms. Marshall said that they would place the readers across it. Supervisor Acoff asked
133 about their method to control access. Vice Chair Belyea asked for the number of people needed for supervision.
134 Supervisor Fontcha inquired about their protocol when people do not provide their information. Ms. Marshall
135 said that security personnel would communicate with them properly and explain the importance of maintaining

136 the safety and security of the community. Mr. Krause informed the Board that they were receiving complaints
137 regarding the difficulty in entering the District. He asked them if they would like JCS to continue their way of
138 controlling access, and the Board confirmed. Ms. Marshall said that the information about residents was not
139 updated, including their contact number. Ms. Green stated her concern about the liability for the District
140 pertaining to denial of access. Supervisor Acoff suggested discussing it on Thursday to focus on the budget.

141 Mr. Krause informed the Board about the termination policy of Envera and that the contract would be
142 renewed on August 26. Chairman Castillo asked Ms. Thibault if they could give Envera notice and make some
143 term adjustments. Ms. Thibault said that Envera would not allow any changes to their contract and that the
144 District did not own any Envera equipment. She explained that if the Board decided to proceed with another
145 vendor, they would need to consider the installation of new security devices. She recalled that the proposal from
146 Envera did not include investment in security infrastructure. The Board had a discussion on the pricing of Envera
147 in comparison with DC Integrations. Supervisor McIntyre mentioned the capability of CourtReserve in securing
148 access to the amenities, but they could not control the gates. Ms. Marshall stated that JCS could monitor at no
149 cost. Chairman Castillo clarified that access control gate monitoring was needed and asked Mr. Krause to
150 communicate with Envera to address fingerprint access. Supervisor McIntyre stated the inclusions of the
151 proposal from Envera. Supervisor Acoff asked Mr. Krause to have Envera attend the next meeting for
152 clarifications. Chairman Castillo agreed and said that Envera should discuss the details. Supervisor McIntyre
153 opined that she was not satisfied with the service provided by Envera. Chairman Castillo noted the 36-month
154 contract and that they would have to pay for the equipment if the District ended the contract. Supervisor McIntyre
155 recalled that residents had issues with Envera. Chairman Castillo asked Ms. Thibault if she had other security
156 system companies to recommend. Ms. Thibault stated that the Board might be challenged in looking for another
157 vendor that would compete with the services offered by Envera. Chairman Castillo asked if the proposal
158 presented was still valid. Ms. Thibault acknowledged the concern of the District that they should experience
159 better security service. Chairman Castillo suggested asking Envera to revise the contract with the preferences of
160 the District.

161 **C. CourtReserve – Court Reservation**

162 1. Exhibit 8: Pricing Plan

163 a. Exhibit 9: Enterprise Plan - \$549.00/month/location

164 Supervisor McIntyre spoke about the positive feedback from other communities regarding CourtReserve
165 and discussed the proposal and additional fees. The Board had a discussion on where the equipment would be
166 installed. Supervisor Acoff said that he was in favor of using it only for the tennis court with the \$199 charge
167 per month, and the Board agreed. Supervisor McIntyre stated that they might only need two locks, which would
168 cost \$750 each. Chairman Castillo suggested staff ensure the proper installation. The Board decided to proceed
169 and amend the motion with the \$99 per month plan.

170 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
171 **\$99.00 per Month Plan by CourtReserve, Considering the Discussed Contingencies and Staff Training,**
172 for the Cory Lakes Community Development District.

173 Supervisor Acoff asked Mr. Krause and Ms. Green to bring back the updated proposal from
174 CourtReserve. Chairman Castillo said that they would need more details.

175 2. Exhibit 10: RemoteLock

176 a. Exhibit 11: Disclaimer and Indemnity Rider

177 **D. A/C Proposals:**

- 178 1. Exhibit 12: FL-Air Heating & Cooling – Heat Pump Replacement - \$91,555.00
179 2. Quality HVAC Service – Heat Pump Replacement

- 180 a. Exhibit 13: 4 units - \$87,225.00
- 181 b. Exhibit 14: 2 units - \$32,225.00
- 182 3. Cool Today – Removal of Condenser and Air Handler System
- 183 c. Exhibit 15: Option A - \$36,760.00
- 184 d. Exhibit 16: Guardhouse 1 - \$7,815.00
- 185 e. Exhibit 17: Guardhouse 2 - \$9,192.00

186 Ms. Miller informed the Board and said that they could expect more proposals. Supervisor Acoff
187 commented that the quotes presented were not aligned with what the District needed. Vice Chair Belyea asked
188 who identified which units should be replaced. Ms. Miller discussed the proposals and spoke about the current
189 condition of the units. Supervisor Acoff asked about the units that should be prioritized, and Ms. Miller
190 responded that it would be the units at the gym. Supervisor Acoff suggested addressing the units by priority,
191 considering the budget and electrical. He asked if they could have them at ground level. Chairman Castillo asked
192 about the duct modification. Ms. Miller mentioned that some residents were complaining about the service of
193 Florida Air. Mr. Krause clarified that two units were in the gym and inquired for the total number of units to be
194 addressed. Supervisor McIntyre asked if staff could reassess the units for repair. Chairman Castillo agreed and
195 said that the units at the Beach Club could not maintain the temperature that was set during events. Vice Chair
196 Belyea asked about the status of the units at the guard stations, and Ms. Miller stated that they had issues at the
197 Cross Creek area.

198 Mr. Krause noted that the Final Budget would be adopted at the August meeting. Chairman Castillo
199 asked Ms. Miller which units should be prioritized. Supervisor Acoff suggested that he would work with Ms.
200 Miller regarding the air-conditioning units, and the Board agreed. Supervisor McIntyre asked about the budget,
201 and Ms. Thibault said that the District did not have a budget for the units for FY 2025; however, they could
202 consider the extra amount allocated for the weirs. She noted that there was a budget increase and that they could
203 expect several people to attend the August meeting. Supervisor Acoff commented that it would take about
204 \$20,000 for the two units.

205 **E. LMP – Beach Sand Installation**

- 206 1. Exhibit 18: Volleyball Court - \$3,562.50
- 207 2. Exhibit 19: Behind Clubhouse - \$31,875.00

208 Mr. Krause stated that this had not yet been addressed. Chairman Castillo opined that they should have
209 a professional inspect the court to address the drainage. Supervisor McIntyre explained the situation pertaining
210 to the netting. The Board decided to table the proposals for sand and asked for more quotes from other vendors.
211 Supervisor Acoff spoke about the liability. The Board opted that this item should be addressed once proposals
212 were provided.

213 **F. Exhibit 20: Star Environmental – Pull Pump - \$250.00**

214 Ms. Miller discussed the proposal. The Board asked for more information to do the repair.

215 **H. Exhibit 26: Proposed Budget for FY 2025**

216 Vice Chair Belyea said that she received emails stating that people would like to have pickleball for
217 tennis courts. The Board discussed the cost of resurfacing the court and the use of the tennis court for pickleball.
218 Supervisor Acoff commented that Mr. Krause would be responsible for giving instructions to JCS to control the
219 situation if people were having problems using the court and that homeowners would decide on how to manage
220 Cory Lakes, not the hockey players. Supervisor McIntyre noted that surfaces would be different for each sport
221 and that residents would like to have a court exclusive to pickleball. The Board decided to first monitor the
222 number of players before making any decisions. Supervisor McIntyre explained the setup of the fence at the
223 hockey rink as it related to securing access to the amenity.

224 Supervisor Acoff asked about the Communication expenditures on line 29 of page 89, and Ms. Thibault
225 said that it was for the phone, the cable, and the internet at the Beach Club and the gatehouses. The Board had a
226 discussion on the billing of about \$8,000, and Mr. Krause said that he would look into it.

227 *Ms. Thibault had to leave the meeting early.*

228 Supervisor Acoff asked about the Security and Rover Service on lines 41 and 42 and said that there
229 should be a deduction in the amount. Supervisor McIntyre added that the rover service should be 12 hours.

230 Supervisor Acoff asked for clarifications regarding the Miscellaneous Field Expense on line 59.

231 Supervisor Acoff commented that the Board had addressed the Lake and Pond Maintenance on line 73,
232 but they preferred to have the budget neutral at \$55,640.

233 Supervisor Acoff asked about the costs for the Pool on page 91 and the Assigned for Weir on line 41 of
234 page 92. He commented that the \$360,000 should not be included in the expense since it was not spent for FY
235 2024. Mr. Krause said that he would clarify it with Ms. Thibault. Supervisor McIntyre stated that the expenses
236 for the pool were itemized on page 99. Supervisor Acoff noted that the payment to be collected from the residents
237 for FY 2025 would be too high. Supervisor Fontcha asked for a list of the top items that made the adjustments.

238 Chairman Castillo asked Mr. Krause to add the renovation of furniture and flooring at Clubhouse, which
239 could cost \$75,000 to \$100,000. Supervisor Acoff said that they should have the budget for that, considering the
240 one-month Operating Reserve was not spent for FY 2024. Chairman Castillo suggested including food warmers
241 for events, and Supervisor Acoff said that they might need to change a plug.

242 Supervisor McIntyre spoke about the stormwater drainage, which should be reviewed and cleaned.
243 Supervisor Acoff noted that \$30,000 was budgeted for that on line 10 of page 91.

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

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

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

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

248 **TWELFTH ORDER OF BUSINESS – Adjournment**

249 Chairman Castillo adjourned the meeting at 9:13 p.m.

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

253 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
254 **meeting held on** August 15, 2024.

255 

Signature



Signature

256 Larry B. Krause Jr.

Printed Name

Jorge Castillo

Printed Name

257 **Title:** Secretary Assistant Secretary

Title: Chairman Vice Chairman