

1 **MINUTES OF 07/18/24 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, July 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 6:04 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	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	Interim Facilities Manager, CLI
24	Steve Small	Account Manager, LMP
25	Joe Hamilton	Director, Steadfast
26	Kevin Wilt <i>(via Zoom)</i>	District Manager, Solitude
27	John Scanlon	Owner, JCS

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

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

31 Chairman Castillo thanked everyone for attending and said that the meeting was very important due to
32 budget and new vendors.

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

34 Supervisor Acoff reminded everyone to communicate properly to recognize and address their concerns.

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

36 Chairman Castillo opened Audience Comments.

37 Mr. Foster spoke about security issues with Envera and non-residents. He acknowledged JCS for their
38 work and how they handled a situation. He mentioned that the grass at the entrance to the Cory Lakes Isles was
39 not mowed. He said that he would like the Board to consider another vendor for lake management.

40 Mr. Aliaga stated that the gate arms and perimeter fence should be repainted and that the fan in the pool
41 area should be replaced. He commented that the tower at the Cross Creek entrance and the security guard area,
42 including the ceiling, should also be repainted and power washed.

43 Mr. Guzman noted when the security company was changed and said that Supervisor McIntyre
44 announced after a few days that a town hall would be held for it. He commented that Mr. Hawkeye was the

45 organizer, who stated that he was not aware of the event. Mr. Guzman asked Supervisor McIntyre to explain the
46 situation and her proposal regarding the roving guard. He asked if Supervisor McIntyre has the authority to
47 conduct the security meeting and if the Board and District Management were informed about it.

48 Supervisor Acoff said that he would like direction from Breeze on the process of managing town hall.
49 Chairman Castillo commented that it should be clarified with the help of Breeze. Supervisor Acoff stated that
50 every activity of the vendor should be discussed by the Board and District Management. He added that a method
51 should be followed with proper communication, and Chairman Castillo agreed. Supervisor Fontcha said that the
52 Board should act in accordance with the law and make decisions collectively for the community. He opined that
53 Breeze would provide directions to the vendors based on the approval of the Board. Vice Chair Belyea stated
54 that every task would be monitored by Breeze as directed by the Board. Supervisor Acoff reminded everyone
55 that they should be protecting the District and addressing the concerns. Supervisor McIntyre said that the meeting
56 was taken out of perspective and noted that the social group asked JCS to hold a town hall. She discussed the
57 conversation she had with Mr. Hawkeye and stated that the meeting was hosted by the social group. Mr. Krause
58 asked the Board for their preference in conducting town hall. Supervisor Acoff spoke about liability and said
59 that he would like to have those meetings aligned with the Statutes so that there would be no problems in the
60 future. Chairman Castillo stated that any conflict of interest should be avoided.

61 **EIGHTH ORDER OF BUSINESS – Staff Reports**

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

63 1. Exhibit 9: Transition from Phil Chang to Charles Reed

64 *This item was addressed out of order.*

65 Ms. Thibault clarified that the District Engineer would not be charging fees for the meeting. She said
66 that the weir project proposal was within the scope of the Request for Proposals (RFP) manual made by Mr.
67 Chang. Mr. Reed noted that the two weirs being inquired about were permitted until September 2027. He said
68 that using composite caps instead of concrete would save them about \$20,000 and clarified that there would be
69 no structural loss caused by heat. Supervisor Acoff asked about its longevity, and Mr. Reed said that he would
70 look into it. The Board had a discussion on the caps and decided to make Supervisor Acoff the Board Liaison.

71 **On a MOTION by Mr. Castillo, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board approved the**
72 **Weir Project as Presented by Hecker Construction Company, Inc. in the amount of \$295,000.00, with Mr.**
73 **Acoff as the Board Liaison to Finalize the Type of Cap, for the Cory Lakes Community Development District.**

74 Supervisor Acoff asked Mr. Reed for a project management proposal, and Mr. Reed said that he would
75 get back to them in a day.

76 *The following item was brought up for discussion.*

77 Ms. Thibault provided an update about the budget and said that they were currently on a 9.85% increase,
78 considering the weir project. She said that they could still make changes at the August meeting and noted that
79 she increased the transfer amount for the earned interest. She opined that the \$400,000 might cover project
80 management, additional costs for caps, etc. She added that the expenditures for Pool and Beach Club Attendants
81 were increased to \$45,000 for the holiday season. Chairman Castillo asked if the budget adjustment included the
82 pool monitor proposal by JCS. Ms. Thibault said that it was not yet considered and spoke about the
83 Miscellaneous Field Expense. She acknowledged the Board for their fiscal prudence and noted that \$100,000
84 was included for the furniture and flooring and \$25,000 for the court resurfacing. She added that the \$400,000
85 would be coming from the amount saved last year. The Board had a discussion about the number of courts to be
86 resurfaced, and Supervisor Fontcha said that the \$25,000 was for a double court.

87 Ms. Thibault stated that the Lake and Pond Maintenance stayed at \$66,000, as the Board had not yet
88 decided about the vendor, and went over to the Paver and Streets. Chairman Castillo asked about the budget for
89 the pavers that could be carried over, and Ms. Thibault said that she would bring it back at the December meeting

90 since the rollover amount would be considered after the budget adoption. Supervisor Acoff stated that the roads
91 should be addressed. Chairman Castillo mentioned other issues to be resolved, such as the ceiling and the air-
92 conditioning system at the gym. Supervisor McIntyre noted the concerns about drainage and landscaping, and
93 she agreed with Chairman Castillo regarding improving the facilities. Supervisor Acoff stated that the budget
94 was limited last year and that the Board would have to execute the plans for the enhancement of the community,
95 and Supervisor McIntyre concurred.

96 Ms. Thibault discussed the Fund Balance and the Unassigned amount of about \$335,000, which did not
97 include the two-month Operating Reserve. She added that the District was currently in a good financial position
98 and suggested a Replacement Reserve based on the recommendation of the District Engineer. The Board had a
99 discussion about the additional funds from the amount that would not be spent as well as the Operating Reserve.
100 Vice Chair Belyea spoke about the payment of debt before putting up a Reserve Fund. Supervisor McIntyre
101 stated that other districts have a Reserve Fund and explained its importance. Ms. Thibault asked the Board if
102 they would like to move the Unassigned Balance to the Emergency Fund, considering the recent issue with air
103 conditioning units. Supervisor Acoff opined that it is essential to have a Reserve Fund. Chairman Castillo asked
104 Ms. Thibault for more information about the increase at the August meeting.

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

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

107 1. Exhibit 1: Maintenance Quality Inspection Report

108 *This item was addressed out of order.*

109 Mr. Small addressed the Board and stated that they had partnered with Juniper Landscaping. He clarified
110 that personnel would not be changed. The Board had a discussion about the remaining budget for landscaping
111 and decided to proceed with the proposals. Supervisor Acoff acknowledged the work of LMP at the entrance.

112 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
113 **Two (2) Proposals Presented by LMP for Weed Matting and Rip Rap in the amount of \$1,752.50 and for**
114 **Summer Annuals in the amount of \$1,750.00**, for the Cory Lakes Community Development District.

115 Supervisor Acoff asked Mr. Krause to ensure that vendors get paid for their service. Supervisor McIntyre
116 asked Mr. Small to blow the mulch off the pool area, and Mr. Small confirmed. Chairman Castillo suggested
117 LMP present an alternative for removing the mulch from the palm trees, and Mr. Small said that he would
118 provide a proposal for that. The Board recalled the quotes for sand and said that they were waiting for other
119 proposals to consider because of the costs.

120 **D. Solitude**

121 1. Exhibit 2: Waterway Inspection Report conducted on July 11, 2024

122 Supervisor Acoff asked about the slow progress of treatment and the water quality parameters that would
123 affect the fish. Mr. Wilt recalled the detailed analysis of the lake they made in 2022 and discussed the type of
124 treatment used and its process.

125 *The following item was brought up for discussion.*

126 Mr. Hamilton addressed the Board. Vice Chair Belyea asked about the grass carps eating the eggs of
127 bass fish, and Mr. Hamilton said that they have not encountered that problem with the carps since they are
128 obligate herbivores. Supervisor Acoff inquired about their plan if grass carps were not considered, and Mr.
129 Hamilton said that they would use herbicides more frequently and explained that carp would be a biological
130 control. Supervisor Fontcha asked if they had done this before in other districts, and Mr. Hamilton confirmed.
131 Supervisor Acoff asked if they were open to recommending the carps if their initial treatment without those
132 would not work, and Mr. Hamilton responded that they could. Chairman Castillo asked if the carp could be
133 transferred from the ponds to the lake. Mr. Hamilton discussed the requirements of the Florida Fish and Wildlife

134 Conservation Commission (FWC) regarding the construction of barriers for the fish. The Board had a discussion
135 on the carps, and Supervisor Acoff noted that the ponds overflow every day.

136 Chairman Castillo asked about the costs, and Mr. Hamilton discussed the inclusions in the proposal.

137 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved
138 the **Aquatic Maintenance by Steadfast in the amount of \$57,600.00 per year**, for the Cory Lakes Community
139 Development District.

140 Supervisor McIntyre made a motion to terminate the contract with Solitude.

141 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved
142 the **Termination of Contract with Solitude**, for the Cory Lakes Community Development District.

143 Mr. Hamilton advised testing the water quality quarterly, considering multiple sample points as they
144 determine the best method of treatment.

145 **A. Envera**

146 *This item was addressed out of order.*

147 Mr. Taliaferro addressed the Board and discussed the proposal for an upgrade. He stated that it would
148 include access control fingerprint enrollment with new software, a desktop reader, a computer, and battery
149 backup. He added that there would be two guard software QR scanners for each gate at the Morris Bridge. He
150 said that they would also have a new kiosk, including the automated driver's license QR code technology. He
151 explained that the resident could send a QR code to their visitor, and then the kiosk would read it to gather
152 information. He said that they would place new ground loops at each gate. He mentioned that the upgrade would
153 be free of charge.; however, the monthly payment would have an increase of \$325, which might be due to the
154 QR capability. He opined that he would look into it and have Ms. Bittar get back to the Board regarding the
155 increase. He discussed that they divided it into three parts: critical, high priority, and mid to low priority. He
156 explained that critical issues would refer to gates, such as stuck barrier arms and nonfunctional access control,
157 and have a 24-hour response time. He then spoke about high priority, which includes stacking cameras and a 24-
158 to 48-hour response time. He said that the rest would fall under mid to low priority with a 72-hour response time.
159 He stated that the equipment health check would cover pinging their key parts remotely every five minutes. He
160 added that they would repair it if it showed an error.

161 Ms. Thibault asked where the request for footage of an incident belonged to those categories. Mr.
162 Taliaferro said that they usually provide the video within 72 hours and mentioned that they have a team dedicated
163 to it and another one working with detectives. Supervisor McIntyre asked about the automatic license plate
164 readers. Mr. Taliaferro explained the difference between active and passive cameras. He said that they would
165 have automated driver's license technology, which was responsible for verification and opening the gates. He
166 added that Envera has an automated license plate system that matches the plates for every transaction. Chairman
167 Castillo asked about the increase in monthly fees, and Mr. Taliaferro said that it was mostly because of the QR
168 code technology. Supervisor Fontcha asked about the difference between the license plate readers in the proposal
169 and what the District currently has. Mr. Taliaferro said that they were not replacing that equipment, but the
170 upgrade would be an additional kiosk. He asked if there was an issue with the readers they have right now.
171 Supervisor McIntyre mentioned that the HOA commented about the poor video quality of the cameras.
172 Supervisor Acoff asked for an updated proposal that would upgrade the video quality and have the capability to
173 link the tag to the access control. Mr. Taliaferro stated that they could replace the cameras for better quality and
174 that they had to choose between an automated license plate and driver's license recognition. He said that the
175 former technology would be a faster access option than the latter and restated that they could not have both.

176 Mr. Roether introduced himself and provided an overview of TEM Systems. He said that 90% of their
177 business involved HOAs and that they do full support integration with the gate system, access control, and CCTV

178 surveillance. He discussed the kiosks, QR codes, and licensed plate recognition. He noted that using the driver's
179 license would be a slower process. He stated that all the equipment would belong to the District, except for the
180 kiosk, and that the staff would have full access to monitoring the areas and retrieving the footage. He added that
181 the Board could upgrade the barcodes with an easy transition. He said that they are a full-service company and
182 do not subcontract. He mentioned that they are licensed in the State and that they customize their service based
183 on what the community prefers. Chairman Castillo said that there are certain times when the gate is not manned
184 and that the District is paying for the monitoring system. He asked TEM if they could provide that service, and
185 Mr. Roether confirmed. Supervisor Acoff inquired if TEM has the capability to provide reports on traffic flow
186 data, and Mr. Roether responded that they could. Chairman Castillo asked about the monthly breakdown of
187 costs. Mr. Roether noted that it was shown on page 7 of 18 of the proposal and that there would be no interest if
188 paid within 12 months. Supervisor McIntyre inquired about the kiosks, and Mr. Roether discussed the system.
189 Supervisor Fontcha asked if the proposal would replace all the existing cameras. Mr. Roether confirmed and
190 explained that TEM has limited access to their cameras. Supervisor Fontcha asked about the access control
191 options, and Mr. Roether said that the guests could use another way to enter the community.

192 Mr. White discussed the proposal of ISN. He stated that they build and design their own kiosk and
193 explained its features. He noted that he was not advised to replace all the cameras at the gate, but they could do
194 that. Supervisor McIntyre asked how the residents could access the amenities, and Mr. White said that they could
195 use the current fingerprint system, key fobs, cards, or punch codes. Supervisor Acoff asked about the timeline
196 of the equipment installation, and Mr. White said that they build their own and have kiosks ready. Supervisor
197 Acoff inquired about their plan for areas that ISN did not cover. Mr. White said that he was not informed about
198 the replacement of the cameras at the gates, and that would be an additional cost. Chairman Castillo asked when
199 they could provide a revised proposal, and Mr. White said that he would visit the site first and bring it at the next
200 meeting.

201 Mr. Pelham of Gate Tech provided a background on their company and stated that their response time
202 is within two hours. He said that they were servicing the gates of the District, but they do not offer the proposed
203 system of other vendors, so they would need to outsource most of the access services. Supervisor Acoff asked
204 for a proposal on inspecting and providing more durable gates for the entrances and exits. Mr. Pelham said that
205 he had spoken to Ms. Miller about it and noted that they might need to replace the old barcode system. Supervisor
206 Acoff inquired if Mr. Pelham expected interface concerns on their gate system, and Mr. Pelham said that it would
207 be a relay control for their gates. Chairman Castillo recalled their proposal for an advanced gate. Mr. Pelham
208 opined that most of the gates were designed for continuous operations and that some could be set on a timer, and
209 he discussed another option. Supervisor Acoff asked about the controllers. Mr. Pelham said that he was receiving
210 reports regarding the bonds and that suppliers were not using some of the existing controllers anymore. The
211 Board acknowledged Mr. Pelham for repairing the gate.

212 **B. JCS Investigations**

213 1. Discussion: Pool Security Hours

214 *This item was addressed out of order.*

215 Mr. Scanlon provided updates to the Board and said that some people were trying to test their security
216 personnel. He noted that the Envera system was not updated, so he decided to call everyone. Supervisor McIntyre
217 asked about the suggested changes at Morris Bridge. Mr. Scanlon said that they would reduce the hours there to
218 have more time for the pool, and he clarified that he only takes directions from Breeze. Vice Chair Belyea
219 mentioned a situation in which a resident said that her family was uncomfortable at the pool area due to the
220 misbehavior of some people. She asked how JCS would handle the improper actions if they would only be at
221 the pool for a limited time. Supervisor Acoff said that the Board would have to decide on that. Supervisor
222 McIntyre asked Mr. Scanlon for his feedback on the proposals for the security system, and Mr. Scanlon said that
223 he would prefer the driver's license reader over the QR code. Supervisor Acoff reminded the security company
224 of their objective aside from considering the updated technology, such as monitoring speeding. Mr. Scanlon
225 agreed and discussed the proposal for the pool. Supervisor Acoff stated that it would be better to have trained

226 security personnel oversee the pool area. Supervisor McIntyre asked what the experience would be if a guard
227 was staying at the pool area and thought that a pool attendant could call a rover. Chairman Castillo said that the
228 pool monitor would be a trial in addressing the issue and would be open for reconsideration. Ms. Green
229 commented that the gate entrance was more secured and that she would prefer the license plate. She added that
230 she was in favor of the pool monitor instead of an attendant because the latter would call her, stating he could
231 not manage some cases. Supervisor McIntyre noted that they had different duties, and Ms. Green said that the
232 cleaning services company could address the other tasks. Chairman Castillo stated that they would monitor the
233 activities and acknowledged JCS for handling a situation at the basketball court. Supervisor Acoff added that
234 other locations should be monitored as well.

235 On a MOTION by Mr. Castillo, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
236 **Pool Monitor by JCS for 8 Hours a Day, 7 Days a Week from May 1 to September 30**, for the Cory Lakes
237 Community Development District.

238 Supervisor McIntyre commented that the budget could be taken from off-duty policing. Chairman
239 Castillo said that they would need to reserve that amount if the Tampa Police Department (TPD) were needed.
240 Supervisor Acoff agreed and stated that there would be a significant difference in their presence.

241 *The following item was brought back for discussion.*

242 The Board had a discussion on the contract with Envera. Mr. Krause explained the timeline and the
243 process of renewal for upgrading the equipment, which would cover three years. Supervisor Fontcha said that if
244 they would end the contract with Envera and proceed with a new vendor, they would have to consider the
245 equipment. The Board recalled the costs presented and decided to address the issue later.

246 *The following item was brought up for discussion.*

247 A representative from ARS Rescue Rooter stated that he visited the area and discussed the findings. He
248 provided an overview of the company, which provides service nationwide. ARS said that the two units at the
249 Clubhouse should be replaced and offered two 5-ton 2-stage Rheem units with a 10-year warranty. He explained
250 that the units in other locations were already old. Supervisor Acoff asked for a detailed proposal. Chairman
251 Castillo restated that there would be three units that should be addressed immediately: two at the gym and one
252 at Morris Bridge. ARS explained the capacity needed for an area and the inclusion of their service. Supervisor
253 Acoff said that he would work with Ms. Miller regarding the air-conditioning units, and the Board asked ARS
254 for a revised proposal.

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

256 **A. Exhibit 3: Consideration/Acceptance of the Audited Financial Statements for the Fiscal Year** 257 **Ended September 30, 2023**

258 Ms. Thibault discussed the statement and read, in part, the opinions on page 23 and the results in terms
259 of compliance on page 52. Supervisor Acoff suggested bringing back the audit for review at the August meeting
260 for consideration.

261 **B. Exhibit 4: Consideration/Acceptance of the June 2024 Unaudited Financial Statements**

262 Ms. Thibault stated that the projected net cash surplus was about \$69,000 and noted that the operating
263 reserve was for three months. She said that they could allocate part of that budget for the air conditioners.
264 Supervisor Acoff opined that they would have enough budget for FY 2025. Chairman Castillo asked if they
265 could use the Unassigned Balance for urgent matters, such as the air conditioning units, and replace the fund in
266 the next fiscal year. Ms. Thibault said that they could proceed with that and that she could give more information
267 about the Fund Balance by September. Supervisor Acoff suggested first addressing the units at the gym.

268 Supervisor McIntyre inquired about the payments made for Envera, and Ms. Thibault said that she would
269 look into it and get back to the Board in the morning. Supervisor McIntyre asked why the District has Bright

270 House Networks, Frontier Communications, and Charter Communications. Ms. Green, Supervisor Fontcha, and
271 Chairman Castillo said that the Bright House and Charter were the same and were placed at the gates in case
272 one went down. Chairman Castillo added that Frontier was the internet service provider for residents.

273 On a MOTION by Mr. Acoff, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board accepted the
274 **June 2024 Unaudited Financial Statements**, for the Cory Lakes Community Development District.

275 1. Exhibit 5: Variance Report for April 2024

276 *The following item was brought back for discussion.*

277 Chairman Castillo commented that they should decide whether to continue or cancel the contract with
278 Envera. Supervisor Acoff asked about the charge for terminating the contract in a year. Supervisor McIntyre
279 recalled that Ms. Thibault stated that Envera does not sign a one-year contract, so it would be either three years
280 with them or none at all. She added that their customer service was not satisfactory. The Board had a discussion
281 on the service costs for Envera. Supervisor Acoff said that they had recently addressed the security issue with
282 the new company, and it might lessen the concerns about the security system. Chairman Castillo asked Mr.
283 Scanlon if some problems would be resolved if Envera upgraded the system. Mr. Scanlon said that he could not
284 guarantee it, but he would try to address the current security gap. Mr. Krause noted that they could terminate the
285 contract with 30-day written notice, but the District would have to pay the balance for the remaining period.
286 Supervisor Acoff said that he was not in favor of spending about \$120,000 on the security system. Supervisor
287 McIntyre stated that it was upgraded and had kiosks, considering the costs for automatic license plate readers.
288 Supervisor Fontcha opined that they could stay with Envera since there would also be a cost to end the contract
289 and that they could maximize their services.

290 Chairman Castillo asked if the contract with Envera automatically renews for one year, and Mr. Krause
291 said that they would if the Board did not change anything to the contract. The Board had a discussion on the
292 proposal presented by Envera. Chairman Castillo asked about the costs of terminating the contract after a year
293 and commented that if a new vendor came in, they would not use the current equipment. Chairman Castillo
294 suggested inviting Envera to the next meeting with the most qualified people on site and including Mr. Scanlon
295 to discuss security issues with them. He opined that if Envera could not address those problems, then the District
296 could decide to terminate the contract. Mr. Krause noted that the termination was at cost and that they would
297 consult with District Counsel. Chairman Castillo said that the terms and scope of work should be clarified with
298 Envera and that if Envera could not execute them, the District would not pay for their services. Supervisor Acoff
299 commented that the Board did not know the termination policy of the proposers tonight. Mr. Krause advised
300 documenting every concern with Envera for reference. Supervisor Acoff agreed that residents did not record the
301 issues involving Envera and suggested that they could use those reports to request Envera for immediate action.
302 He added that they should confirm if the upgrade would be provided. Chairman Castillo clarified that Envera
303 should be present at the meeting, not via Zoom. Mr. Krause said that if Envera stated that they could not provide
304 the service, it could be the basis for the cancellation of the contract. Supervisor Acoff added that the Board could
305 inform Envera that the Supervisors were assessing their products and services and that if they were not able to
306 attend, it would be another reason to end the contract. Supervisor McIntyre asked about the duration of the
307 automatic renewal if actions were not taken. The Board decided to request clarification from Envera.

308 **SEVENTH ORDER OF BUSINESS – Approval of Minutes**

309 **A. Board of Supervisors Regular Meeting: June 20, 2024**

310 1. Exhibit 6: Summary of Motions

311 2. Exhibit 7: Regular Meeting

312 *The Board decided to table this item to the next meeting.*

313 3. Exhibit 8: Action/Agenda or Completed Items

314 **EIGHTH ORDER OF BUSINESS – Staff Reports**

315 **B. Office Administrator (OA): Dominique Green**

316 *The Board decided to table this item to the next meeting.*

- 317 1. Exhibit 10: July 2024 OA Report

318 **C. Interim Facilities Manager**

319 *The Board decided to table this item to the next meeting.*

- 320 1. July 2024 Activity Report – *To Be Distributed*
321 2. Update: High-Speed Operator System for Gate Arm
322 3. Update from Arbor Green: Drains
323 4. Update: Paver Roadways Review
324 5. Update: City of Tampa Manhole Covers

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

- 326 1. Discussion: CDD Rules and Regulations Updates
327 a. Pool Party Reservation Agreement – Increase in Fees
328 b. Total Capacity of Clubhouse for Events
329 2. Update: 17023 Cachet Isles

330 Chairman Castillo asked Mr. Krause for updates on Cachet Isles, and Mr. Krause said that he had none,
331 but he had spoken to District Counsel about it, stating that he could communicate with POA.

- 332 3. Update: Auction/Donation of Vehicle

333 Chairman Castillo asked if they could donate the vehicle instead of auctioning it, considering the
334 depreciated value of the vehicle. Mr. Krause said that he would consult with District Counsel.

335 **E. District Manager: BREEZE**

336 Mr. Krause asked the Board if they would like to consider Mr. Nathan as a temporary Facilities Manager,
337 and Supervisor Acoff said that they needed a background check. The Board decided not to proceed until then.

- 338 1. Discussion: The Islander – ADA Compliance
339 2. Consideration of Name Badge Proposals:
340 a. Exhibit 11: Florida Badges (Free Label Download) - \$4.51/pc
341 b. Exhibit 12: Zazzle - \$11.62/pc
342 c. Exhibit 13: Name Badges - \$12.24/pc

343 Chairman Castillo asked staff to decide on the name badges.

344 Ms. Green informed the Board that there was a vendor from Tampa Bay Air Conditioning.

345 Mr. Krause explained the audio and video systems used for Zoom.

- 346 3. Exhibit 14: FY 2023-2024 Meeting Schedule
347 4. Quorum Check for Regular Meeting – 08/15/24 at 6:00 p.m.

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

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

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

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

352 **TWELFTH ORDER OF BUSINESS – Adjournment**

353 Chairman Castillo adjourned the meeting at 9:55 p.m.

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

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

359 

Signature



Signature

360 Larry B. Kanouse Jr.

Printed Name

George Castillo

Printed Name

361 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman