

1 **MINUTES OF 08/15/24 REGULAR MEETING AND PUBLIC HEARING**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The Regular Meeting and Public Hearing of the Board of Supervisors of the Cory Lakes Community
5 Development District was held Thursday, August 15, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory
6 Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via
7 ZOOM, at <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 6:01 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 (<i>via Zoom</i>)	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	District Manager, BREEZE
22	Dominique Green	Office Administrator, CLI
23	John Scanlon	Owner, JCS
24	Brandy Marshall	Lieutenant, JCS
25	Kim Bittar	Sales Portfolio Manager, Envera

26 *The following is a summary of the discussions and actions taken at the August 15, 2024 Cory Lakes CDD Board*
27 *of Supervisors Regular Meeting and Public Hearing.*

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

29 Chairman Castillo stated that some items would be covered at the next meeting to prioritize the budget
30 and urgent repairs.

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

32 Supervisor Acoff recalled the budget meeting last year and acknowledged the contribution of everyone
33 to improve the financials. He said that they might need to take action this time for the betterment of the
34 community. He thanked everyone for trusting the Board with their decisions.

35 Supervisor McIntyre recognized the presence of the residents. She expressed her concern about not
36 completing an agenda during a meeting since April, as some items were being moved to the following month.
37 She encouraged Chairman Castillo to monitor everyone with an allotted time to speak to be able to address all
38 the agenda items.

39 Supervisor Fontcha thanked everyone for attending. He stated that they would scrutinize the budget for
40 the next fiscal year and resolve the issues that needed immediate action. He spoke about some changes in the
41 community and said that every decision of the Board always considered the enhancement of the District. He
42 stated that the Board would listen to the concerns of the residents.

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

44 Chairman Castillo opened Audience Comments.

45 Mr. Foster stated that he was not in favor of the increase in budget, which was over 9%, and that
46 Supervisors should not communicate with the vendors directly. He opined that the lake should be addressed and
47 mentioned that residents could not use their docks due to alligator grass. Supervisor McIntyre clarified that CDD
48 is a government entity and is different from POA.

49 Mr. Forbes invited the Supervisors and vendors to an event and spoke about security.

50 Mr. Apple noted several items budgeted for the Clubhouse and agreed with the allocation for road repair.
51 He asked the Board to consider converting one tennis court to three permanent pickleball courts.

52 Ms. Miller spoke about two incidents relating to security at the gate entrance and mentioned that his son
53 should have been on the list provided by Envera. She asked who was responsible for the protocol changes.

54 Mr. Carpenter commented that there should be adjustments in managing the community and enumerated
55 items that needed to be resolved, such as speed monitoring signs, monuments, bridge, tower, lighting,
56 landscaping, sinkholes, and the Cross Creek entrance roadway. He suggested reducing the budget for security
57 staffing and hiring full-time rovers, police, and pool attendants. He added that they could minimize the holiday
58 decorations to save money and that CDD could raise funds for an event instead of being involved in the business
59 of event planning. He recommended reallocating the budget to high-priority items.

60 Mr. Russell spoke about boat registration and asked the Board to discuss if the CDD or the POA would
61 be responsible for it. Mr. Krause stated that Mr. Hall said that the CDD was not doing the registration. Mr.
62 Russell opined that POA does not have a system to track the registrations. Supervisor McIntyre restated that Ms.
63 Amanda was in charge of it as CDD staff, according to the residents. Supervisor Acoff suggested evaluating the
64 best action that could work for both CDD and POA. Mr. Russell then acknowledged the security team and said
65 that POA were processing the overnight parking reports in their violation system.

66 Mr. Guzman thanked Breeze and JCS for their work that made the status of the District better. He noted
67 the changes in security protocol pertaining to calling the homeowners. He asked Supervisors to stop
68 grandstanding.

69 Mr. Collings voiced out his concern with armed guards in the community and asked if they were trained.
70 He spoke about the possibility of affecting the liability and credibility of the District once the firearms were
71 misused.

72 Mr. Gudala stated that JCS was providing better service than the previous company. He suggested
73 adding security cameras and clarifying the security protocols. He added that the Board should evaluate the
74 budget and take actions to improve the amenities.

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

76 **B. JCS Investigations**

77 *This item was addressed out of order.*

- 78 1. Discussion: Gate and Access
- 79 2. Discussion: Armed Guards

80 Mr. Scanlon said that they had issues with the Envera system and spoke about post orders. He stated
81 that due to the issues experienced with Envera, he made the decision to call all residents, and that no one on the
82 Board was against it at the last meeting until they received complaints. He then spoke about the qualifications
83 of the armed guards and mentioned that people approached one of the guards and tried to disarm him. Supervisor
84 Acoff commented that the Board did not state that guards would carry firearms at the pool, considering the
85 presence of children. He said that they would like a pool officer who could interact with the residents and report
86 if needed. He added that armed guards would mean that there is a heightened situation at the pool. The Board
87 had a discussion on the decision made at the last meeting regarding the pool monitor. Supervisor McIntyre
88 suggested JCS share their point of view in securing the community. Chairman Castillo stated that he had received

89 several complaints from residents regarding the access. He suggested JCS allowing guests and vendors on the
90 permanent list, noting the limitations of having a public road. He stated that it was an emergency case that he
91 needed to act on. Ms. Thibault advised the Board to make a motion to address the security concerns.

92 On a MOTION by Mr. Castillo, SECONDED by Mr. Acoff, WITH THREE IN FAVOR AND ONE OPPOSED
93 (Ms. McIntyre), the Board approved the **Pool Patrol from JCS Investigations Without a Gun**, for the Cory
94 Lakes Community Development District.

95 Ms. Thibault asked Mr. Scanlon to state why rovers should carry firearms, and Mr. Scanlon mentioned
96 some situations that they had to deal with. Supervisor Fontcha stated that he was not in favor of the rover being
97 armed, and Chairman Castillo said that the rover with guns could help the community be more secure.

98 On a MOTION by Mr. Acoff, SECONDED by Mr. McIntyre, WITH THREE IN FAVOR AND ONE OPPOSED
99 (Mr. Fontcha), the Board approved the **Rover from JCS Investigations With a Gun**, for the Cory Lakes
100 Community Development District.

101 Supervisor McIntyre asked Mr. Scanlon if he had issues at the guardhouse, and Mr. Scanlon said that
102 some residents would inquire about the Envera system and that there could be scenarios that might happen at
103 the guardhouse. Supervisor Fontcha disagreed with carrying guns at the guardhouse. Supervisor Acoff
104 considered the recent events in Tampa and asked if JCS could conceal their guns. Chairman Castillo stated that
105 he would be in favor of the guns at the guardhouse if they were concealed. An office from JCS opined that
106 carrying a firearm is a form of protection and a visual deterrent. Supervisor Acoff advised trying it first, and if
107 it would not work, the Board could make adjustments.

108 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH THREE IN FAVOR AND ONE OPPOSED
109 (Mr. Fontcha), the Board approved the **Guards at the Gate from JCS Investigations With a Gun, Requesting**
110 **that it be Concealed**, for the Cory Lakes Community Development District.

111 Ms. Marshall stated that the Envera system had denied multiple commercial vehicles and clarified that
112 some residents had removed guests from the list. Vice Chair Belyea commented that she was not in favor of the
113 concealed carrying of a firearm, as it is a deterrent. Ms. Marshall said that people would approach them about
114 the list of visitors and that security personnel would show them the system, stating that those guests were not
115 included. Ms. Thibault suggested JCS and Envera work together. Chairman Castillo advised JCS to allow people
116 on the list to go through the gate. Ms. Marshall noted that the Envera system crashed 46 times and that JCS had
117 tried to reach out to Envera. Ms. Thibault asked JCS and Envera to settle the issue at a different meeting and
118 send a report of findings and recommendations to Breeze. Chairman Castillo restated that if the guests are on
119 the list, they are allowed to enter. He asked Ms. Green to send out an email to the community to inform them
120 about the new policy and to update their list with the Envera system at the guardhouse since the application
121 might not be syncing to the software. He added that Envera should address the problem; otherwise, the District
122 would have to consider another vendor. Supervisor Fontcha suggested including the link of the system in the
123 email distribution. Supervisor McIntyre added that the residents should also be aware that they might receive a
124 call due to the down system.

125 A. Envera

126 Ms. Bittar addressed the Board and discussed the proposal for an upgrade. She clarified that the
127 installation of updated equipment is free and spoke about the QR code and the kiosk. Chairman Castillo asked
128 about the advantage of the QR code, and Ms. Bittar said that residents could easily present them. Supervisor
129 McIntyre opined that they could not verify the identity of the person. Supervisor Acoff stated that he would like
130 to have the system a capability to keep up for 3 to 5 years. Ms. Bittar explained the features of the kiosk, including
131 the scanner. She added that Envera could reach out to the residents via email and phone. She discussed that the
132 license plate recognition is separate from the driver's license option. Chairman Castillo asked if all the security

133 cameras would be replaced since they were outdated. Ms. Bittar responded that the offered package did not
134 include all cameras, but she could look into it and send an updated proposal.

135 Supervisor McIntyre asked about the renewal of the three contracts, and Ms. Bittar stated that they could
136 merge them into one contract. Ms. Thibault mentioned the clause about non-performance, and Ms. Bittar added
137 that a 15-day out is included for that condition. Supervisor McIntyre asked if Envera could allow JCS to monitor
138 the videos. Ms. Bittar confirmed and explained that the footage is stored locally in the Network Video Recorder
139 (NVR). She added that it usually takes 72 hours to obtain the video. Supervisor Fontcha said that they could
140 quickly access the recording since it is stored locally.

141 Supervisor Acoff asked about the warranty of the cameras. Ms. Bittar discussed the service amenities
142 plan and its coverage. She said that they could troubleshoot first the cameras and take the appropriate action.
143 Supervisor Acoff asked when they could provide the updated proposal. Ms. Bittar said that she could send it by
144 Monday and clarified that only one contract had auto-renewed as of the moment. Chairman Castillo stated that
145 the Board would like to partner with Envera; however, Envera should work together with JCS to fully address
146 the security concerns of the residents. Chairman Castillo added that Envera should provide the quality service
147 that the District is paying for if they sign a 3-year contract. Supervisor Acoff said that he would like Envera to
148 compensate for their past service. Supervisor McIntyre spoke about the service level agreement and asked if
149 there would be additional costs for the cameras. Ms. Bittar said that the charges on the kiosk would cover them.
150 Chairman Castillo asked for a visual presentation to note the differences between the current system and the
151 proposal. Supervisor Acoff requested training videos for the community on an annual basis. Chairman Castillo
152 asked Ms. Bittar to have a representative from Envera at the meetings quarterly, and Supervisor McIntyre
153 suggested Envera attend on a monthly basis for the next few months to address the concerns and then they could
154 attend every quarter. The Board had a discussion on the clause of the contract.

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

156 Ms. Green provided updates to the Board. She spoke about the erosion raised by a resident at Fiji Isle
157 who would like to ask Supervisor Acoff for suggestions. She said that residents complained about the trimming
158 at Barbados Isle. Chairman Castillo suggested bringing the items back at the next meeting and having the District
159 Engineer review the area with erosion.

- 160 a. Exhibit 1: Maintenance Quality Inspection Report
- 161 b. Exhibit 2: Ratification of Tree Removal Proposal - \$1,200.00

162 On a MOTION by Mr. Castillo, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board ratified the
163 **Tree Removal by LMP in the amount of \$1,200.00**, for the Cory Lakes Community Development District.

164 **D. Solitude Lake Management**

- 165 a. Exhibit 3: Waterway Inspection Report conducted on August 12, 2024

166 **SIXTH ORDER OF BUSINESS – Business Items**

167 **A. FY 2024-2025 Budget Public Hearing**

- 168 1. Open Public Hearing

169 On a MOTION by Mr. Acoff, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board opened the **FY**
170 **2024-2025 Budget Public Hearing**, for the Cory Lakes Community Development District.

- 171 2. Exhibit 4: Presentation of the FY 2024-2025 Budget
 - 172 a. Exhibit 5: Affidavit of Publication – 1st Run: July 26, 2024
 - 173 b. Exhibit 6: Affidavit of Publication – 2nd Run: August 2, 2024

174 Ms. Thibault discussed the budget and stated that the overall assessment increased by about \$106,000.
175 She added that there would be no Weir Project next fiscal year and that the budget should be decreased by then.
176 She explained the changes in the expenditures. She said that she had tried to reach out to insurance companies
177 and informed everyone that there is an insurance crisis in Florida. She mentioned the findings of the insurance
178 company that were not included in the policy. Supervisor McIntyre said that she found out that the District
179 needed to have backup internet service. Ms. Thibault stated that she had pulled out the individual bills of the
180 internet providers and explained the increase in budget in that category. Supervisor Acoff asked about the
181 internet backup. Ms. Thibault discussed the transition when Breeze took over and clarified that there was no
182 redundancy in the bills. Supervisor Acoff spoke about the budget allotted for the Weir Project Management
183 proposal, in which some could be utilized for other items. Ms. Thibault mentioned an issue with the cleaning
184 services contract regarding picking up the trash. Supervisor McIntyre spoke about staffing. Ms. Thibault
185 suggested addressing it separately and stated that there was an increase in the Field Manager position for the
186 health insurance stipend. She asked the Board if they were in favor of the 3% increase pertaining to cost of living
187 allowance (COLA), and the Board agreed.

188 Ms. Thibault informed the Board that she made another line item for the mulch for the Board to control
189 the mulch needed. Chairman Castillo asked about the street trees, and Ms. Thibault said that it was included in
190 the \$24,000. A resident inquired about the trimming of the palm trees. Chairman Castillo recalled that the CDD
191 would be in charge of the trimming once a year and that they could make it twice a year depending on the
192 remaining budget for mulch. He added that they would inform the POA. Ms. Thibault clarified that there were no
193 formal decisions made and asked for documentation that the POA would be responsible moving forward.
194 Supervisor Acoff informed everyone that they would meet with Brick Paving. Ms. Thibault spoke about
195 increasing the budget for cleaning services, and Supervisor Acoff said that they would have to reassess that high
196 amount. The Board discussed the budget for Facilities Maintenance. Chairman Castillo stated that he had been
197 requesting monuments to be painted, but they were still not addressed. Ms. Thibault then spoke about the
198 remaining expenditures and acknowledged the Board for their actions in handling the budget.

199 3. Public Comments

200 A resident spoke about fines pertaining to the uniform trimming of trees, and Ms. Thibault said that it
201 was a POA concern. Chairman Castillo stated that it should be addressed by the CDD. Supervisor McIntyre
202 suggested resolving the issue by December with the new Board. Supervisor Acoff said that the current Board
203 was planning for the budget for the next fiscal year and that the trees were not looking good. Mr. Guzman
204 commented that overtrimming should be avoided because the tree could die. A resident asked who would be
205 fully accountable with the trimming. Another resident inquired about the Miscellaneous Field Expense, and Ms.
206 Thibault said that it was for the Weir Project. A resident asked if the presented budget was optimized based on
207 other communities. Ms. Thibault responded that one of their objectives was to keep the Administrative costs
208 below 10% and that Landscaping and Utilities were usually the major factors in any community. Mr. Carpenter
209 asked about the budget for Tree Removal, and Supervisor Acoff restated that they could adjust the budget
210 allocation on some items, such as mulching. Mr. Carpenter inquired about the Contingency Fund, and Ms.
211 Thibault said that was for emergency expenses, like the air conditioning units.

212 Supervisor Acoff explained that they had to make decisions last year for the budget to be neutral and
213 that the Board was now taking into consideration doing projects because the District was getting back on track.
214 He added that these projects could not complete every task in a year and that the Board would prioritize items
215 to be addressed. Mr. Carpenter asked why an increase would be needed if the District has a Reserve Fund. Ms.
216 Thibault discussed the carry-forward amount for the Board to review and decide whether to retain it as reserves
217 or to invest in additional projects. Mr. Carpenter suggested the Board do the latter. Ms. Thibault added that the
218 Budget Amendment would be held in January as the excess funds are determined by December or January,
219 which was expected to be about \$130,000. She clarified that did not include the three-month operating reserves.
220 Supervisor Acoff acknowledged the concerns of the residents in doing the repairs and enhancements, but they
221 could not utilize yet the budget unit it was finalized.

222 4. Close Public Hearing

223 On a MOTION by Mr. Acoff, SECONDED by Mr. Fontcha, WITH ALL IN FAVOR, the Board closed the **FY**
224 **2024-2025 Budget Public Hearing**, for the Cory Lakes Community Development District.

225 **B. Exhibit 7: Consideration/Adoption – Resolution 2024-04, Adopting the FY 2024-2025 Budget**

226 1. Exhibit A – FY 2024-2025 Budget

227 On a MOTION by Mr. Acoff, SECONDED by Mr. Fontcha, WITH THREE IN FAVOR AND ONE OPPOSED
228 (Ms. McIntyre), the Board adopted **Resolution 2024-04, Adopting the FY 2024-2025 Budget**, for the Cory
229 Lakes Community Development District.

230 **C. FY 2024-2025 Levying O&M Assessments Public Hearing**

231 1. Open Public Hearing

232 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board opened the
233 **FY 2024-2025 Levying O&M Assessments Public Hearing**, for the Cory Lakes Community Development
234 District.

235 2. Public Comments

236 A resident asked about the increase in assessment, and Ms. Thibault discussed the property tax discount
237 to reduce the amount.

238 3. Close Public Hearing

239 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board closed the
240 **FY 2024-2025 Levying O&M Assessments Public Hearing**, for the Cory Lakes Community Development
241 District.

242 **D. Exhibit 8: Consideration/Adoption – Resolution 2024-05, Imposing and Levying the O&M**
243 **Assessments for the FY 2024-2025 Budget**

244 1. Exhibit A – FY 2024-2025 Budget

245 On a MOTION by Mr. Castillo, SECONDED by Mr. Acoff, WITH THREE IN FAVOR AND ONE OPPOSED
246 (Ms. McIntyre), the Board adopted **Resolution 2024-05, Imposing and Levying the O&M Assessments for**
247 **the FY 2024-2025 Budget**, for the Cory Lakes Community Development District.

248 **SEVENTH ORDER OF BUSINESS – Financial Items**

249 **A. Exhibit 10: Consideration/Acceptance of the Audited Financial Statements for the Fiscal Year**
250 **Ended September 30, 2023**

251 *This item was addressed out of order.*

252 Ms. Thibault stated that the audit was filed on time and that there were no weaknesses identified in
253 internal control. She informed everyone that she could do an in-depth walk-through of the audit. Supervisor
254 Acoff said that he had questions for Ms. Thibault at the next meeting.

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

256 **E. Exhibit 9: Consideration/Adoption – Resolution 2024-06, Adopting the FY 2024-2025 Meeting**
257 **Schedule**

258 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board adopted
259 **Resolution 2024-06, Adopting the FY 2024-2025 Meeting Schedule**, for the Cory Lakes Community
260 Development District.

261 **F. Discussion: Social Media Posting by Supervisors**

262 **G. Discussion: Security Deposit Process for Events at Beach Club**

- 263 1. May 30, 2024 – Broken Furniture and Staff Cleaning
264 2. April 19, 2024 – Extended Cleaning Time

265 **H. Discussion: Community Messaging on How to Bring Concerns to Staff and Vendors**

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

267 *This item was addressed out of order.*

268 **C. Interim Facilities Manager**

- 269 1. Exhibit 23: July 2024 Maintenance and Project Updates
270 2. Consideration/Approval of 2 5-ton A/C System Proposals:
271 a. Exhibit 24: FL-Air Heating & Cooling - \$30,126.00
272 b. Exhibit 25: ARS Rescue Rooter - \$30,618.00

273 Supervisor Acoff stated the current condition of the air conditioning units and discussed the proposals.
274 Chairman Castillo asked if the units were stacked and were feeding both places. Supervisor Acoff confirmed
275 and said that there would be one 5-ton for the gym. He added that his only concern was the electrical work. He
276 opined that he preferred FL-Air because he had met with them and considered that they were the current service
277 provider.

278 On a MOTION by Mr. Fontcha, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
279 the **Two (2) 5-Ton A/C System by FL-Air Heating & Cooling in the amount of \$30,126.00**, for the Cory
280 Lakes Community Development District.

281 Supervisor McIntyre asked Mr. Krause to review the service contract with FL-Air.

282 Chairman Castillo mentioned that he had sent an email to Mr. Krause to obtain proposals for the drywall
283 and ceiling to maximize the gym closure. The Board had a discussion on the threshold amount.

284 On a MOTION by Mr. Castillo, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
285 **Not-To-Exceed amount of \$6,000.00 to Repair the Ceilings and Walls, and to Paint the Gym**, for the Cory
286 Lakes Community Development District.

287 Supervisor Acoff asked Ms. Green to inform the community about the gym closure and the work being
288 done. Supervisor McIntyre inquired what color to be used for the gym. She suggested having Vice Chair Belyea
289 decide on that, and the Board agreed. Supervisor Fontcha spoke about the amendment of contract with FL-Air
290 and mentioned a credit to the District.

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

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

- 293 1. Exhibit 13: Summary of Motions
294 2. Exhibit 14: Meeting Minutes

295 On a MOTION by Ms. McIntyre, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved the
296 the **June 20, 2024, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

297 **B. Board of Supervisors Budget Meeting: July 16, 2024**

- 298 1. Exhibit 15: Summary of Motions
299 2. Exhibit 16: Meeting Minutes

300 On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the
301 **July 16, 2024, Budget Meeting Minutes**, for the Cory Lakes Community Development District.

302 **C. Board of Supervisors Regular Meeting: July 18, 2024**

- 303 1. Exhibit 17: Summary of Motions
304 2. Exhibit 18: Meeting Minutes

305 On a MOTION by Mr. Fontcha, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
306 **July 18, 2024, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

- 307 3. Exhibit 19: Action Item List
308 4. Exhibit 20: Contract List

309 **SEVENTH ORDER OF BUSINESS – Financial Items**

310 *This item was brought back for discussion.*

311 **A. Exhibit 10: Consideration/Acceptance of the Audited Financial Statements for the Fiscal Year**
312 **Ended September 30, 2023**

313 Supervisor McIntyre asked about the Special Assessments on page 102. Supervisor Acoff suggested
314 tabling the item to the next meeting when Ms. Thibault is present, and the Board agreed.

315 **B. Exhibit 11: Consideration/Acceptance of the July 2024 Unaudited Financial Statements**

- 316 1. Exhibit 12: July 2024 Variance Report

317 Supervisor McIntyre asked about the payment differences in Envera. Supervisor Acoff inquired if the
318 contracts were billed at the same time. Chairman Castillo recommended sending an email to Ms. Thibault.

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

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

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

- 323 1. Update: Caps for Weir Project

324 Supervisor Acoff stated that the concrete caps would be used for the project.

325 On a MOTION by Mr. Acoff, SECONDED by Mr. Castillo, WITH ALL IN FAVOR, the Board approved the
326 **Concrete Caps for the Weir Project in the amount of \$27,000.00**, for the Cory Lakes Community
327 Development District.

- 328 2. Exhibit 21: Project Management Proposal - \$7,200.00

329 Supervisor Acoff asked about the number of site inspections, the possible modifications, and the review
330 of invoices. Chairman Castillo asked Mr. Krause to have the District Engineer address the concerns.

331 On a MOTION by Mr. Castillo, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
332 the **Project Management by Johnson Engineering, Inc. in the amount of \$7,200.00**, for the Cory Lakes
333 Community Development District.

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

335 1. Exhibit 22: July 2024 OA and August 2024 Reports

336 Ms. Green provided updates to the Board. She said that it would cost \$99 for the CourtReserve system
337 and \$24 for the lock integration, and that the online training is free. Supervisor Acoff asked when they could
338 implement the system, and Ms. Green said that they could start immediately. Supervisor Fontcha recalled that
339 the Board had not decided yet on the number of locks and the location. Chairman Castillo suggested starting
340 with two locks for the tennis courts, and the Board agreed.

341 2. Discussion: Amenity Deposit Refund

342 Ms. Green informed what happened about the orders on her account that were refunded.

343 Supervisor McIntyre asked about the budget for the events and requested a report after each event. She
344 inquired about the schedule of staff, and Ms. Green said that in the latter half of the evening on Mondays and
345 Wednesdays. Supervisor Acoff asked about the amount of money collected for the year. Supervisor McIntyre
346 advised Ms. Green to include that in the report.

347 Chairman Castillo asked Ms. Green to reach out to two sponsors for the major events.

348 Supervisor Fontcha inquired about the locks, considering the internet access. Chairman Castillo
349 requested that Ms. Green ask about the recommendation of the vendor.

350 Ms. Green stated that the Health Department visited the pool area, noting some issues, including a crack
351 in the pool. Supervisor Acoff asked Ms. Green to send the report to the Board. Ms. Green said that he had
352 reached out to the vendor to do the repair. Supervisor Acoff asked Mr. Krause to find a backup vendor for the
353 pool. Chairman Castillo recalled that the current vendor increased their fees without informing the Board and
354 that they would like to have other companies to consider. Ms. Green spoke about the concern on the slide and
355 the repair of the pavers.

356 Ms. Green asked the Board for direction if she should hire a pool attendant. Supervisor McIntyre said
357 that they needed one and made a motion to hire a pool attendant until the end of September at 2:00 p.m. to 8:30
358 p.m. Supervisor Acoff asked if setting the time for the cleaner would address the need of having a pool attendant.
359 Chairman Castillo asked Ms. Green to present possible long-term solutions at the next meeting. Ms. Green spoke
360 about the scope of work for the cleaning services contract.

361 Mr. Krause informed the Board that there were residents who would like to refund the deposit. The
362 Board decided to keep the deposit until the involved residents come to the Board.

363 Mr. Krause spoke about the resident from the pool incident who was denied access. Supervisor McIntyre
364 recalled that if it is the first time that has happened, a warning should be made and not the revocation of
365 privileges. She said that she had spoken to that resident, stating that she did not use any words relating to racism.
366 Supervisor McIntyre suggested sending a letter to the resident about regaining her access to the pool. Supervisor
367 Acoff said that every Board member should be informed, and Ms. Green explained what happened that time.
368 Chairman Castillo said that the resident should either get back to the sender of the letter or come to the Board to
369 reactivate her access.

370 **C. Interim Facilities Manager**

371 3. Gate Tech Inc. – Gate Arm

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

- 373 a. Specifications:
- 374 i. Exhibit 26: Magnetic Access Barrier
- 375 ii. Exhibit 27: Magnetic Parking Pro Car Park Barrier
- 376 b. Exhibit 28: Consideration/Approval of Proposals:
- 377 i. 15' Access Pro-H - \$10,685.02
- 378 ii. Single 12' Parking Pro-Barrier - \$9,830.87
- 379 iii. Dual 10' Parking Pro-Barrier - \$19,632.16

380 4. Consideration/Approval of Sand Proposals:

- 381 a. Exhibit 29: LMP – Volleyball Court (19 CY) - \$3,562.50

382 Chairman Castillo stated that the sand would not be replaced until the volleyball court is fixed.

- 383 b. Exhibit 30: LMP – Behind Clubhouse (170 CY) - \$31,875.00
- 384 c. Exhibit 31: Down to Earth (170 CY) - \$45,266.42

385 5. Consideration/Approval of Court Resurfacing Proposal:

386 Supervisor Acoff said that the court resurfacing proposal was for the next fiscal year and that it was
387 included to determine the budget.

- 388 a. Exhibit 32: Welch Tennis Court Resurfacing - \$30,950.00
- 389 b. Exhibit 33: Color Card - DecoTurf

390 Supervisor Acoff asked to find the vendor and retrieve the stormwater report. He also requested Mr.
391 Krause to reach out to the City of Tampa regarding the status of manholes. Supervisor McIntyre suggested asking
392 the City of Tampa if they provide cleaning services for storm drains.

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

- 394 1. Discussion: CDD Rules and Regulations Updates
- 395 a. Pool Party Reservation Agreement – Increase in Fees
- 396 b. Total Capacity of Clubhouse for Events
- 397 2. Update: Auction/Donation of Vehicle

398 Chairman Castillo advised donating the vehicle. Supervisor Acoff asked for a list of charities for the
399 Board to decide on.

- 400 3. Discussion of Amenity Access Letter for 10515 Canary Isle Dr.
- 401 4. Update: 17923 Cachet Isles – POA

402 **E. District Manager: BREEZE**

- 403 1. Discussion: The Islander – ADA Compliance
- 404 2. Exhibit 34: Sunshine Cleaning Crew – Cleaning Service Status

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

- 406 a. Exhibit 35: Discussion: Contract – Trash
- 407 3. Update: CourtReserve Proposal

408 4. Discussion: Reserve Study

409 Mr. Krause informed the Board that he had two proposals, but with different levels. He suggested the
410 Board review the existing Reserve Study to compare with the actual condition of the community, and the
411 Supervisors agreed.

412 5. Discussion: Town Hall Meetings

413 6. Discussion: Staff Timesheets

414 7. Discussion: Boat Registration

415 The Board had a discussion on who would be responsible for the boat registration. A resident spoke
416 about that Mr. Lynch was issued with two stickers. The Board opted not to do anything until more information
417 is gathered.

418 8. Exhibit 36: Memorandum: Section 189.0694, Florida Statutes (Performance Measures and
419 Standards Reporting)

420 *The Board decided to bring this item back to the next meeting.*

421 9. Exhibit 37: FY 2023-2024 Meeting Schedule

422 10. Quorum Check for Regular Meeting – 09/19/24 at 6:00 p.m.

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

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

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

426 Supervisor McIntyre asked about the consent forms for using the gym and suggested using
427 CourtReserve. Supervisor Acoff recalled that the Board agreed to try the system first at the tennis courts to see
428 if it would be effective.

429 **TWELFTH ORDER OF BUSINESS – Adjournment**

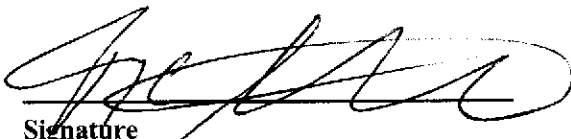
430 Chairman Castillo adjourned the meeting at 10:31 p.m.

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

434 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
435 meeting held on September 19, 2024.

436 

Signature



Signature

437 Lorry B. Krause Jr.

Printed Name

Jorge Castillo

Printed Name

438 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman