

MINUTES OF 11/21/24 REGULAR MEETING
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Cory Lakes Community Development District was held Thursday, November 21, 2024 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM, at <https://us02web.zoom.us/j/83731431918?pwd=clMzOTNheDErWDFaQU9QUFFXSjRZdz09>,

Meeting ID: 837 3143 1918, Passcode: 123456, or telephonically at +1-305-224-1968, Meeting ID: 837 3143 1918, Passcode: 123456.

FIRST ORDER OF BUSINESS – Call to Order/Roll Call/Pledge of Allegiance

Mr. Krause called the meeting to order at 6:01 p.m., conducted roll call, and led everyone in reciting the Pledge of Allegiance.

Present and constituting a quorum were:

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|------------------|---------------------------------------|
| Anthony Hawkeye | Board Supervisor, Vice Chair |
| Ronald Acoff | Board Supervisor, Assistant Secretary |
| Juan Jose Aliaga | Board Supervisor, Assistant Secretary |
| Ann Belyea | Board Supervisor, Assistant Secretary |
| Cynthia McIntyre | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|------------------------------|--|
| Larry Krause | District Manager, BREEZE |
| Patricia Thibault (via Zoom) | District Manager, BREEZE |
| Dominique Green | Office Administrator, CLI |
| Joe O'Reilly | Facilities Manager, CLI |
| Vivek Babbar | District Counsel, SRV |
| Charles Reed (via Zoom) | District Engineer, Johnson Engineering |
| Steve Small | Account Manager, LMP |
| Brandy Marshall | Lieutenant, JCS |
| Kim Bittar | Sales Portfolio Manager, Envera |

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

SECOND ORDER OF BUSINESS – Election Items

A. General Election Results/New Supervisors

1. Seat 1 – Ronald Acoff
2. Seat 2 – Juan Jose Aliaga
3. Seat 3 – Anthony Hawkeye

B. Exhibit 1: Oath of Office

C. Administration of Oath of Office to Elected Board of Supervisors – *The following will be provided in a separate package from District Counsel.*

1. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
2. Membership, Obligations and Responsibilities
3. Chapter 190, Florida Statutes
4. Financial Disclosure Forms

- i. Form 1: Statement of Financial Interests
- ii. Form 1X: Amendment to Form 1, Statement of Financial Interests
- iii. Form 1F: Final Statement of Financial Interests
- iv. Form 8B: Memorandum of Voting Conflict

D. Exhibit 2: Consideration/Adoption of Resolution 2025-01, Designating Officers

Supervisors McIntyre, Acoff, Aliaga, and Belyea nominated themselves to be the Chairman. Mr. Krause asked for a motion and a second for each of them. Supervisor Aliaga seconded for Supervisor Belyea, and Mr. Krause asked if there was any further discussion. Supervisor Acoff recapped what happened over the years and opined that getting into the proper details would help the community to advance. He said that he would continue to serve the District to make it better, aligning the policies, principles, and methods. Supervisor Hawkeye asked if the designation could be tabled to the next meeting, and the other Supervisors refused.

On a MOTION by Ms. Belyea, SECONDED by Mr. Aliaga, WITH TWO IN FAVOR AND Mr. Acoff, Mr. Hawkeye, and Ms. McIntyre OPPOSED, the motion **failed** to approve the **Designation of Ms. Belyea as Chairman**, for the Cory Lakes Community Development District.

Mr. Krause suggested that the nominated Supervisors express their opinion, and Mr. Babbar agreed. Supervisor McIntyre spoke about her leadership and said that she would make a difference to the Board, including treating each other with respect. Supervisor Acoff stated that the community comes first and mentioned his skills and contributions. He added that he is a team player and thanked everyone for their time. Supervisor Aliaga said that he, together with the other Supervisors, would do their best for the community. Supervisor Belyea spoke about her role as Vice Chair and her accomplishments. She said that she would keep on improving the community and that she would be a strong leader for the CDD Board.

Mr. Krause asked again for a motion for each of the Supervisors, but they were not seconded. He asked Mr. Babbar how to proceed with the situation. Mr. Babbar explained the voting process and the role of the Chairman and Vice Chair, including the signing of documents and spending authorities. He recommended either some of the Supervisors withdraw their nomination for Chairman, or they move forward with the designation of Vice Chair. Supervisor McIntyre suggested proceeding with the nomination of a Vice Chair. Supervisor Acoff said that he would not run for Vice Chair. Supervisor Hawkeye nominated himself as Vice Chair.

On a MOTION by Mr. Hawkeye, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Designation of Mr. Hawkeye as Vice Chair**, for the Cory Lakes Community Development District.

Vice Chair Hawkeye suggested moving forward with the meeting to assess each other and vote properly afterwards. Mr. Babbar advised filling out Resolution 2025-01 at the end of the meeting and abstaining if the reason was clearly stated.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Hawkeye, WITH ALL IN FAVOR, the Board approved the **Voting For Chairmanship at the End of the Meeting**, for the Cory Lakes Community Development District.

Supervisor Acoff inquired if they would also vote on the Assistant Secretaries, and Mr. Babbar confirmed. Supervisor McIntyre asked if the roles of the Secretary and Treasurer were already provided, and Mr. Babbar agreed.

Supervisor McIntyre asked if they could allot time for the report of the POA Board on the agenda, and Vice Chair Hawkeye confirmed. Mr. Babbar suggested doing it after the Staff Reports.

THIRD ORDER OF BUSINESS – Chairman's Opening Comments

Mr. Krause asked the Board for permission to invite former Chairman Castillo to address everyone. Mr. Castillo congratulated the elected Supervisors and said that there could always be a solution to challenging situations. He advised respecting each other despite their differences and thanked all who supported him during his service to the community. He recalled the accomplishments over the years and looked forward to the plans of the Board for the District. He then asked the Board to consider the improvement of lighting throughout the community and the painting of monuments.

FOURTH ORDER OF BUSINESS – Other Supervisors’ Opening Comments

Supervisor Belyea stated that the contract with Breeze has a time limit on meetings. She asked everyone to keep the meeting to three hours to avoid additional costs.

FIFTH ORDER OF BUSINESS – Audience Comments

Mr. Foster congratulated the newly elected Supervisors.

Mr. Thomas spoke about standards and consistency. He noted that there seems to be tension on the Board, which was concerning and should be resolved. He commented that there were issues that should have been prioritized and that some items on the agenda could be pushed off to 2026 and 2027, considering the high costs. He added that the landscaping and the Clubhouse were not maintained properly.

Mr. Carpenter asked why the boat parade was moved from Saturday to Friday night. He said that there would be limited time to prepare and that the event used to be a family gathering. He commented that the District spent \$4,000 for the Fall Festival wherein 100 people attended, and that food and events for parents were not included. He suggested evaluating the Fall Festival for improvement so that several people could participate.

Ms. Delgatto voiced out her concerns about the fence in Capri that was knocked down due to the hurricane. She asked if it was covered by insurance and requested it to be addressed.

SIXTH ORDER OF BUSINESS – Vendor Updates

A. Envera

Ms. Bittar provided updates to the Board and said that the programming computers for fingerprint upgrade would be completed by next month. She stated that Envera would send out notifications about the activation of QR code and that there would be updates to the Envera application. Supervisor Acoff asked Ms. Bittar if she could send a schedule of activities to Ms. Green so that the Board could inform the residents about the progress as well. Ms. Bittar confirmed and mentioned that they were currently testing to include artificial intelligence (AI) on their kiosk. Supervisor McIntyre asked if they could make changes about the QR code, and Ms. Bittar said that the contract was updated and signed as a change order. Supervisor Acoff asked if the AI would be incorporated in their system and be tested. Ms. Bittar confirmed and said that the objective was to improve the experience of the visitors, but there would still be an agent if needed. Supervisor McIntyre inquired if the kiosk she was referring to was for the truck drivers, and Ms. Bittar agreed.

B. JCS Investigations – Summary Analysis Report

1. Exhibit 3: Update on Towing Company – Target Recovery & Towing Inc.

a. Exhibit 4: Consideration/Approval of Agreement

A representative from Target Recovery & Towing Inc. addressed the Board. Supervisor McIntyre asked who would pay the fees, and Target said that the vehicle owner would be held accountable. Supervisor McIntyre asked Mr. Babbar if it was reflected in their presented agreement. Mr. Babbar responded that it did not and that he could draft a contract. Supervisor Acoff said that the Board would need to clearly set the towing policies before signing any agreement, considering the feedback from residents, the POA by-laws, and the insurance. Mr. Krause asked if the vendor was within the 10-mile radius, and Target stated that they have two locations within ten miles. Supervisor McIntyre commented that it was not a POA issue. Supervisor Acoff opined that they should clarify the boundaries between the CDD and the POA. Ms. Marshall said that they would still have

the 24-hour notice for the violation. Supervisor McIntyre stated that the residents should be informed when the towing policies would be implemented, and Ms. Bittar agreed. Mr. Krause summarized the process on towing, and Mr. Babbar advised discussing this item at the December meeting because they need to identify the existing policies and what needs to be changed. Mr. Krause clarified that the CDD does not collect any fees when a car is towed. Supervisor Acoff agreed that they would need to review the existing policies first. Supervisor McIntyre asked if Ms. Marshall has policies that she could share from other districts, and Ms. Marshall confirmed. Mr. Krause added that they would post the information on the website and send email to the residents for them to be aware of the implementation.

Ms. Marshall handed a report to the Supervisors. Supervisor Acoff said that they would need more time to assess the report and suggested bringing the report back to the December meeting for discussion. Mr. Krause stated that the report was related to security, which should not be part of the agenda packet. He advised Ms. Marshall to send the report to Supervisors, District Management, District Counsel, and Facilities Manager before the meeting to give them enough time to review, and Mr. Babbar said that it was allowable. Ms. Marshall said that she would distribute it seven days before the meeting and mentioned the shade session for security discussion. Supervisor Acoff acknowledged the report of Ms. Bittar.

C. Juniper

Mr. Small stated that the debris due to the hurricane had been cleaned up. Supervisor Acoff asked for updates on FEMA. Ms. Thibault said that the debris removal was not insurable. She said that they would submit to FEMA for the collection, but it would take six to eight months for FEMA to make a decision on the debris removal. Supervisor Acoff asked about the insurance on landscaping, and Ms. Thibault said that it would be challenging to cover the landscaping in the insurance because of the documentation of before and after conditions at every area.

1. Consideration/Approval of Proposals:

a. Exhibit 5: Tree Replacement (Morris Bridge) - \$16,792.50

b. Exhibit 6: Plant Replacement - \$6,433.00

Supervisor McIntyre said that she recorded a video of the landscaping at Morris Bridge and that the trees should be replaced. She added that the trees on the right side were leaning. Supervisor Acoff stated that the fence lines should be prioritized due to security. Supervisor Aliaga commented that the price was too high. Supervisor Acoff noted that the process of replacing the trees would need extensive work. Mr. Small stated that 59 trees were down and that the Board asked him to propose either a one-on-one replacement or a better option. He thought that the replacement of 23 trees was the preferable choice. Supervisor McIntyre noted that some residents were hanging clothes on their lanai. Vice Chair Hawkeye suggested that they could put other plants as an alternative. Supervisor Acoff asked Mr. Small to add more details on the proposal, including the location of the plants to be replaced. Supervisor McIntyre asked Ms. Thibault if there would be enough budget to replace the plants. Ms. Thibault said that she would be present at the December meeting to discuss the budget amendment and that the carryforward amount would be about \$217,000. She advised replacing the plants during the springtime. She added that there was no budget allocated for reserves. Supervisor Acoff asked Mr. Small for detailed options to be presented, and Mr. Small discussed different types of plants.

c. Exhibit 7: Transplant Washingtonians (Cross Creek) - \$6,060.00

Supervisor Belyea asked if transplanting Washingtonians would be riskier than getting new ones. Mr. Small stated that the root system was interfering with the drain and that Mr. Hall requested a proposal that would avoid the drain damage.

d. Exhibit 8: Stump Grinding - \$2,500.00

On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Stump Grinding by Juniper in the amount of \$2,500.00**, for the Cory Lakes Community Development District.

e. Exhibit 9: Install Winter Annuals – Petunia - \$1,750.00

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **Installation of Winter Annuals (Petunia) by Juniper in the amount of \$1,750.00**, for the Cory Lakes Community Development District.

Supervisor Aliaga said that the palm trees are the core of the community, which should be addressed. Supervisor Acoff asked Mr. Small what the Board could do to help him with the landscaping. Mr. Small spoke about mulch in the community and mentioned that a lot of hog damage was observed on Morris Bridge.

D. Exhibit 10: Steadfast – Waterway Inspection Report conducted on November 11, 2024

Supervisor Acoff asked if fish should still be added since it was not recommended. He asked Mr. O'Reilly to confirm with Steadfast the plan for the ponds in preparation for spring. Mr. Babbar asked if a motion was made for the addition of fish. Supervisor Belyea said that it was part of the original contract. Supervisor Acoff commented that the lake is in good condition, and he would like to verify with Steadfast if the carps are still required. Mr. Castillo recalled that the pond was supposed to be tested to see how the Board would proceed.

The following item was brought up for discussion.

Mr. Russell, the POA President, suggested doing a joint meeting with the CDD to address safety, speeding, and parking. He said that the County Appraiser stated that the CDD owns the roads. He opined that they should discuss the frequency of posting no parking signs. He recalled that the POA had reached out to the CDD, but they did not receive any response. He spoke about the garage hardship clause, which they would like to remove to be compliant with ADA. He commented that the CDD was responsible for the boat registration. A POA member said that the LCAM would need a physical location to hold office hours. Mr. Krause said that he would check the availability of the Clubhouse and the attendees for the meeting. Supervisor Acoff suggested POA to recommend dates that they could choose from, and Mr. Russell agreed.

SEVENTH ORDER OF BUSINESS – Business Items

A. Exhibit 5: Consideration/Approval of Reserve Study Proposals

1. Exhibit 11: Custom Reserves (Level I) - \$4,700.00

2. Exhibit 12: Reserve Advisors (Level II) - \$7,550.00

Supervisor McIntyre suggested tabling this item to the December meeting and having the companies discuss the importance of the Reserve Study. She added that the old Reserve Study should be sent to the Supervisors, if they did not have a copy, for reference. Supervisor Acoff said that the report should be detailed, as some parts were not clear, such as the scope of services.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Reserve Study Proposals to Be Brought Back at the December meeting**, for the Cory Lakes Community Development District.

B. Exhibit 13: Consideration/Approval of Website Services Invoice – Strange Zone, Inc. - \$899.99

Supervisor Acoff asked about the web hosting and five email accounts, and Mr. Krause said that those were the Cory Lake email accounts of the Supervisors and the staff. Supervisor McIntyre asked Ms. Green if she needed two email accounts, and Ms. Green said that she did not. Supervisor Acoff asked who would supervise the website, and Mr. Krause said that it would be himself.

On a MOTION by Mr. Hawkeye, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Website Services Invoice by Strange Zone, Inc. in the amount of \$899.99**, for the Cory Lakes Community Development District.

EIGHTH ORDER OF BUSINESS – Financial Items

Supervisor Acoff asked when the FY 2024 audit would come back. Ms. Thibault said that the independent audit was due on June 30 and that the closing of the fiscal year out would be by the end of November; thus, the financial information would be sent to the auditor in December and the audit would be back by springtime.

A. Update: Truck Loan Agreements – Payment Status

Ms. Thibault stated that the Ford Ranger loan agreement was taken out in January 2022 and would mature in January 2027. She said that the payment approximate left was \$20,250. She added that the Gator loan was paid off. She spoke about the FineMark loan that was taken out, which would mature in May 2026, and noted on that loan, they have about \$282,000 left on principal and \$13,000 left on interest. Supervisor McIntyre asked if one of the Ford trucks was paid off, and Ms. Thibault said that the District is currently paying the loan for the 2021 Ford Ranger only. Supervisor Acoff mentioned that it was the blue truck.

Supervisor Acoff recalled that the carryforward amount was about \$217,000. Ms. Thibault said that she would bring the budget amendment at the December meeting and that they had received the excess fees for the District in the amount of about \$19,000.

B. Consideration/Acceptance of the Unaudited Financial Statements

1. Exhibit 14: September 2024 – *This item was brought back from the last meeting.*

Ms. Thibault discussed the expenditures over revenues on page 68 of the packet. Supervisor Acoff acknowledged Breeze, staff, and Supervisors, including the previous Board members, that made the District get back on track.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted the **September 2024 Unaudited Financials**, for the Cory Lakes Community Development District.

2. Exhibit 15: October 2024

Supervisor Acoff asked what was done with the weir money on page 81. Ms. Thibault said that it was the fund balance analysis, and that page 82 showed the balance sheet. She stated they shifted from three to two months of operating reserve and recognized the Board for establishing the operating reserve in FY 2024.

Supervisor McIntyre inquired about the refund from TECO and the overpayment of ADP. Ms. Thibault said that they would follow up with TECO and that the Board could decide if they would like District Counsel to send a letter to Wrathell Hunt, considering the legal fees.

Ms. Thibault said that she could have a discussion with the Board to walk through the budget before the meeting in December.

On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted the **October 2024 Unaudited Financials**, for the Cory Lakes Community Development District.

NINTH ORDER OF BUSINESS – Approval of Minutes

A. Board of Supervisors Regular Meeting: October 17, 2024

1. Exhibit 16: Summary of Motions

2. Exhibit 17: Meeting Minutes

Supervisor Acoff asked to include the name of the resident, Mr. Metuku, who was refunded with the security deposit on line 321, page 8 of the minutes, and on lines 63-65, page 2 of the summary of motions.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **October 17, 2024, Regular Meeting Minutes With the Noted Changes**, for the Cory Lakes Community Development District.

3. Exhibit 18: Action Item List as of November 14, 2024

4. Exhibit 19: Contract List as of November 14, 2024

Supervisor Acoff said that Strange Zone, Inc. should be added to the list. Supervisor McIntyre asked to include the expiration date for the truck loan, noting that the term lease should be changed to loan. She suggested adding “maintenance contract” to the HVAC for the description. Mr. Krause said that line numbers would be added as well. Supervisor Belyea asked about the previous maintenance contract, and Mr. O’Reilly said that it was being addressed. Supervisor Acoff asked if the 2018 Ford F150 should be removed from the list. Mr. Krause said that they could add another column for status, and Supervisor McIntyre asked to add the date of installation of the air conditioning unit.

TENTH ORDER OF BUSINESS – Staff Reports

A. District Engineer: Johnson Engineering, Inc.

1. Update – Weir Project

Supervisors McIntyre and Acoff suggested moving the District Engineer up the agenda. Supervisor Acoff inquired when they could start, and Mr. O’Reilly stated that it was March or April. Supervisor Acoff said that they would have to ensure that the price would be locked, considering the start date. He then asked if the contract was executed, and Mr. Babbar said that it was not yet signed due to some changes. Supervisor Acoff asked who would supervise that the task would be accomplished. He also inquired who would sign the contract, and Mr. Babbar said that it would be the Chairman or Vice Chair.

B. District Counsel: Straley Robin Vericker, P.A.

1. Update: Contract – Sunshine Cleaning Crew

Mr. Babbar said that he sent the updated contract to Mr. Krause.

2. Update: Fallen Tree on Private Property

Mr. Babbar stated that the CDD was not responsible for the tree that fell on private property unless the CDD was aware that the tree was dying or decaying. Supervisor McIntyre asked Mr. Krause to send out the letter to the resident.

3. Update: The Islander – Cease and Desist Letter

Mr. Babbar said that Ms. Hopkinson was in charge of the letter, which should be sent by tomorrow.

4. Update: 17923 Cachet Isles Dr.

Mr. Babbar recalled what happened and said that the District could either send another letter to the resident or complete the work, which would be paid by the resident. He added that the District could also take it to Court, but it would be expensive. He recommended obtaining proposals to identify the costs and then sending a follow-up letter. Supervisor Acoff suggested the District Engineer provide the scope of work before asking for proposals.

5. Update: CDD Rules and Regulations

Mr. Babbar said that he would present it at the December meeting.

6. Update: Termination of Contract – Solitude

Mr. Babbar stated that he reviewed the contract and email. He noted that the termination provision was 50% of the remaining contract value. He said that the amount should be paid, but it would depend on the Board if they would like to negotiate with Solitude, considering the level of service they provided. Ms. Green spoke about the email regarding the termination. Supervisor Acoff suggested compiling the emails to review the timeline. Mr. Babbar asked the Board if they would like to send a letter. He would have to check if Solitude terminated the District. Supervisor Acoff added that if not, they would negotiate with Solitude to move forward.

7. Update: Activities of Supervisors

Mr. Babbar informed everyone that only the Governor has the authority over the Supervisors. He suggested avoiding the use of social media platforms, as they would be challenging to maintain a public record. Supervisor Acoff asked if any one of the Supervisors could impact the community, and Mr. Babbar said that a nomination could be made and that a complaint or lawsuit could be filed. Supervisor Acoff asked the possible feedback of insurance when a Supervisor continued the activities that were not recommended, and Mr. Babbar said that Supervisors could not be held liable.

C. Office Administrator (OA): Dominique Green

1. Exhibit 20: November 2024 Report and Schedule

2. Exhibit 21: Fall Festival Recap

Ms. Green said that the Fall Festival was a success, but she received two complaints. She stated that she did not find any policy for the International Food event and that she would be open to accepting information from the Board. She recalled that the Holiday Boat Parade on December 13 was approved by the Board. She acknowledged the concern of Mr. Carpenter in reversing the route. She went over the Beach Club financials and the December schedule. She said that the CourtReserve was pushed off because there was no Wi-Fi and Facilities Manager at that time. She then spoke about the boat registration, as it was discussed that the boat was private property so the POA should be accountable; however, the CDD was over the lakes. She asked the Board for direction.

Supervisor Belyea inquired about the schedule adjustment of the Boat Parade. Supervisor Acoff asked if they could change it back to Saturday. Mr. Krause asked if they could have two options, Saturday and Sunday, and the Board agreed. Ms. Green said that she would look into it.

Supervisor McIntyre stated that 100 people at the Fall Festival was not acceptable. She encouraged Ms. Green to engage volunteers to help her with the event. She noted that people were looking for water, but Ms. Green said that they had water. Supervisor McIntyre voiced out her concerns on the slide with no adult or staff supervision. She added that a sponsor called her, stating that Ms. Green told her that she was not approved. She advised Ms. Green to find sponsors to reduce the cost of the District. Supervisor Acoff suggested evaluating what went right and what went wrong, finding the best practice that could change it, and moving forward. Ms. Green recalled the sponsor who called and clarified what she said was that when the Board approved, the sponsor could proceed. Supervisor McIntyre advised reviewing the fiscal schedule. Vice Chair Hawkeye added that they could plan one to months before the event to have enough time for preparation.

Supervisor McIntyre spoke about the Veteran's event that was cancelled, which had no notice. Ms. Green stated that she was sick, and Supervisor McIntyre said that she could have assisted in finding someone to take her place. Supervisor Acoff commented that they would need contingencies when people would get sick. Vice Chair Hawkeye would like everyone to be more respectful to each other.

3. Exhibit 22: Beach Club Financials

4. Exhibit 23: December Schedule

5. Exhibit 24: CourtReserve Pricing Plans

a. Exhibit 25: Remote Lock Edge State Description

Supervisor McIntyre asked Mr. O'Reilly about the Wi-Fi for the CourtReserve. Mr. O'Reilly said that they could add a line for Wi-Fi but with additional cost. He noted that the locks were \$400 each and that they should be modified, considering the requirements of the building department and fire inspector. Vice Chair Hawkeye suggested taking into account the work and the expense before they proceed. Supervisor McIntyre mentioned that the issue was about a group of people who would take over the tennis courts by 5 p.m. every day, in which the rest of the players would have to use the other areas to play. Vice Chair Hawkeye suggested doing a survey of the residents to assess if the majority of the people had problems. Mr. Krause asked what staff could do if the players did not want to go yet, but there are next players waiting. Supervisor Belyea asked if the people taking over were residents, and Supervisor McIntyre said that they were not. Supervisors Acoff, Belyea, and Hawkeye suggested assigning a security personnel at that time to identify those people. Supervisor McIntyre advised placing rules for the time limits in using the courts. Vice Chair Hawkeye said that the security team could assess the tennis court issues while the Board would review if there would be enough budget for the CourtReserve. Supervisor McIntyre said that she would like Mr. O'Reilly to see what they could do to implement the CourtReserve. Supervisor Acoff commented that Mr. O'Reilly has other priorities in the community.

Supervisor McIntyre said that part of the Office Administrator task was to be a notary without charge. Ms. Green stated that she was paying for her renewal. Supervisor McIntyre asked if Ms. Green should charge for notarizing. Supervisor Belyea opined that if the District paid for her renewal, she should not charge. Supervisor McIntyre asked Mr. Krause if the District could pay for notary renewal, and Mr. Krause said that he would look into it.

Supervisor McIntyre spoke about an event wherein people who had a reservation could not access the Beach Club. Ms. Green said that she was aware of the situation and that she had to confirm if those people were residents or authorized by the residents.

Supervisor McIntyre noted that some checks on the deposit log had addresses outside Cory Lakes. Ms. Green clarified that the checks of the residents were related to their old addresses and that she had validated their residencies.

D. Facilities Manager: Joe O'Reilly

1. Exhibit 26: Updated November 2024 Report.

Mr. O'Reilly provided updates to the Board. Supervisor Acoff said that he could give Mr. O'Reilly an excel sheet for the details to input. Supervisor McIntyre suggested bringing the proposals back at the next meeting for better comparison. Supervisor Belyea asked about the water spray at the pool, and Mr. O'Reilly said that the motor was broken. He discussed that he has a proposal for the drainage system and that the section of the slide was repaired. He said that he found a power source for the marquee sign.

2. Update: Debris

3. Discussion: McMaster-Carr Account

Mr. O'Reilly stated that he would need an account with McMaster-Carr Supply company, and the Board consensus was to allow Mr. O'Reilly to open an account. Mr. O'Reilly said that the Gate Tech repaired the gate at the Cross Creek entrance and that the resident would reimburse the District for the repair costs. He mentioned that Fitness Lifestyle visited the gym for inspection and programmed the equipment. He noted that trimming was done because some items could not be seen, such as hydrants, signs, etc. He added that a fence was placed in front of a hydrant, which should be moved, and the Board agreed due to emergency response. He said that Pest 2 Rest did ant treatment and that he spent three hours picking up campaign signs. He then spoke about the dock that was repaired and that two floating devices were sunk and should be replaced. Supervisor Acoff asked if the vendor could do something about the dock floors for the Boat Parade and said that Mr. O'Reilly should have an assistant to address the issues. He stated that he had reached out to the County for the mosquito control and to the City of Tampa for the manholes.

383 Mr. O'Reilly spoke about the proposals for the fencing throughout the community. Vice Chair Hawkeye
384 asked if he could refer a vendor, and Supervisor Acoff said that Vice Chair Hawkeye should not have any
385 relationship with the company. The Board had a discussion on the specifications on the fence. Ms. Thibault
386 asked Mr. O'Reilly if the fencing issue was due to the hurricane, as it may be covered by FEMA, and Mr.
387 O'Reilly confirmed. Ms. Thibault said that she would discuss it with Mr. O'Reilly so that they could submit a
388 proposal to the insurance company for reimbursement. She commended Mr. O'Reilly for addressing the fence
389 since it was challenging and suggested approving a not-to-exceed amount. Supervisor Acoff asked if they were
390 expecting additional costs, and Mr. O'Reilly said that the expenses might be higher.

391 On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved for
392 **Mr. O'Reilly and Ms. Thibault the Authorization to Proceed with the Fence Repairs in the amount Not**
393 **To Exceed \$35,000.00**, for the Cory Lakes Community Development District.

394 Mr. O'Reilly noted that the ice machine outside was being used for consumption.

395 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
396 **Removal of Ice Machine**, for the Cory Lakes Community Development District.

397 Ms. Thibault informed the Board that fencing was not covered by the insurable assets and suggested Mr.
398 O'Reilly walk through the property to determine the locations to add them to the insurance.

399 Mr. O'Reilly said that the access code boxes were painted and spoke about the proposals for cleaning
400 the windows. Supervisor Acoff suggested tabling it to the next meeting. He then stated that the canopy was
401 shredding and that the Board should make a motion on that.

402 On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
403 **Replacement of the Blue Canopy by Welch Tennis Courts Inc. in the amount of \$3,578.00**, for the Cory
404 Lakes Community Development District.

405 Mr. O'Reilly spoke about the range hoods and fire extinguishers, which were inspected. Supervisor
406 Acoff asked if they needed the range hoods, and Vice Chair Hawkeye said that they were required for caterers.
407 Mr. O'Reilly said that he had reached out to vendors for the roof repair. He said that the Chevy Spark was
408 donated to Habitat for Humanity. He stated that the camera was replaced at the Morris Bridge entrance and that
409 the sod was also replaced by the homeowner.

410 4. Exhibit 27: Consideration/Approval of Lighting Services Proposal (36 lights) – GK
411 Electrical Solutions - \$16,700.00

412 5. Exhibit 28: Consideration/Approval of Proposal for 3 Signs – Signarama

413 Mr. O'Reilly said that the pool signs should be replaced due to the requirement of the Florida
414 Department of Health for compliance.

415 On a MOTION by Mr. Hawkeye, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the
416 **Three (3) ACM Material Pool Signs by Signarama in the amount of \$1,900.00**, for the Cory Lakes
417 Community Development District.

418 Mr. O'Reilly stated that Envera suggested opening the gates for Thanksgiving, and the Board was not
419 in favor of it. Mr. O'Reilly asked about the pool hours, and the Board opted to open the pool from 8:00 a.m. to
420 5:00 p.m. Supervisor McIntyre added that Ms. Green would send out notifications as well as post on the website.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Hawkeye, WITH ALL IN FAVOR, the Board approved the **Pool Operating Hours from 8:00 a.m. to 5:00 p.m. Until Further Notice**, for the Cory Lakes Community Development District.

Mr. O'Reilly said that they had issues with the thermostat and condenser of the air conditioning units at the Amenity Center and that he would bring proposals at the next meeting. He then spoke about that Brick Pavers had started the work on the roadways, and Supervisor Acoff suggested including JCS to secure the area. Mr. O'Reilly advised the Cory Lake Blvd should be closed to fix the roads, and Supervisor Acoff recalled that they had discussed the repair plan to ensure long-term stability.

Supervisor Acoff asked if the lights could have changing colors, and Supervisor Belyea said that the main issue was the maintenance as some wires were hanging. Supervisor Acoff suggested prioritizing the lights that should be addressed. The Board had a discussion on the allocation of the budget and on which items should be prioritized. Ms. Thibault said that she would reach out to other vendors.

6. Exhibit 29: Review/Consideration of Stormwater System Inspection (Cory Lakes & Capri Isle) - \$8,500.00
7. Exhibit 30: Consideration/Approval of Stormwater Drain Cleaning (Cory Lakes) - \$31,800.00
8. Exhibit 31: Consideration/Approval of Stormwater Drain Cleaning (Capri Isle) - \$18,800

Ms. Thibault said that the Board might have to consider the silt removal proposals presented because it would be a problem if they were not addressed. She opined that the Board should hold approving some items that do not involve safety concerns. Mr. Krause clarified that the amount for the stormwater drain cleaning as shown in Exhibit 31 was \$18,800. He added that Exhibit 29 was a review of the inspection that was already done.

E. District Manager: BREEZE

1. Update: Egis Insurance – Hurricane Milton
This item was previously discussed.
2. Discussion: Boat Registrations

Mr. Carpenter stated that the POA did the registrations previously. He noted that they had no full-time staff to do them, so they asked the CDD to handle them.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Hawkeye, WITH ALL IN FAVOR, the Board approved for **POA to Take Over the Boat Registrations**, for the Cory Lakes Community Development District.

Supervisor Belyea asked about the car stickers to be registered to the Envera system. Ms. Green spoke about the bar codes and said that the implementation was not yet clear. Vice Chair Hawkeye recalled that he picked up the sticker at the guards, and Supervisor Belyea said that the LCAM had an office at the gates that time.

3. Discussion: Staff Job Description and Office Procedures
 - a. Exhibit 32: Employee Handbook – Timecards for Salaried Staff
 - b. Exhibit 33: Job Description – Office Administrator
 - c. Exhibit 34: Facilities Attendant Responsibilities
 - d. Exhibit 35: Administrative Assistant Procedures
 - e. Exhibit 36: Party Rental Procedures

- f. Exhibit 37: Accounting Procedures
- g. Exhibit 38: Facilities Manager Tasks List
- h. Exhibit 39: Maintenance Assistant Daily Duties
- i. Exhibit 40: Updated Amenities/Office Time Study

Supervisor Acoff asked how the following items were placed on the agenda. Supervisor McIntyre said that she asked to include them to be reviewed. Supervisor Belyea commented that the job description for Office Administrator was not the agreement that Ms. Green signed on for. Supervisor Acoff suggested following the proper process in including the items on the agenda and noted that they have District Management to present the issues with the Board. Supervisor McIntyre spoke about the working hours and job description of the employees. The Board had a discussion about whether the submitted agenda items should be discussed.

Ms. Thibault stated that there was quite a lot of work that was placed on these agenda items pursuant to the request of the Supervisor. He asked the Board for direction to the District Management team, as the District Counsel advised very early on this evening that a Chairperson or a Supervisor actually has no legal authority. She added that they have no precedence and no real power. She said that it took a lot of staff and District Management time to arrange these items without Board consensus. She asked the Board if they could make a motion that advises that items that encompass several staff and District Management time would not be brought to the agenda unless it has been approved by the Board. She suggested coming up with a timeframe, such that if it would take more than one hour of staff time, it would not come to the agenda unless it had been approved by the Board in a prior meeting. She acknowledged the benefit and reason for the request; however, they did not have clear Board direction to bring all of these items to the agenda. She noted that Mr. O'Reilly has more important tasks that they would appreciate if they had clear direction on what comes to the agenda and how much staff time it takes to bring it to the agenda. Mr. Babbar asked if Supervisor Belyea made a motion, and Supervisor Belyea said that she would like to modify the motion, stating that any request should not be from one single Supervisor. She added that it should be approved by all Supervisors before Breeze acts on any request.

Mr. Babbar said that the route might be the public records request and that they have to follow them. He mentioned that if it requires additional staff time, the Supervisor has to pay for those public records requests. He stated that it was the only caveat that he would have to that modification.

Supervisor Aliaga was not present to vote for the motion.

On a MOTION by Ms. Belyea, SECONDED by Mr. Hawkeye, WITH ALL IN FAVOR, the Board approved that **Any Request of Items to be Included in the Agenda Should Not Come From a Supervisor and that It Should be Approved by All Supervisors before Breeze Acts on Any Requests**, for the Cory Lakes Community Development District.

Supervisor McIntyre: The CDD decided several months ago that they are responsible for supervising, hiring, and firing of staff. It was requested that we allow Breeze that responsibility. I would like to discuss that now. Why don't we just turn this whole issue over to Breeze...give them the ability...

Supervisor Belyea: We did not give Breeze the authority to hire and fire. We only gave them HR authority.

Supervisor McIntyre: I understand...that's what I just said...I am suggesting...

Vice Chair Hawkeye: If they are an HR authority, they should be able to fire. The HR can put people in suspension.

Supervisor Belyea: It was a way for Dominique and the Facilities Manager to have an avenue to air their complaints because they were being harassed.

Supervisor McIntyre: So we have currently got responsibility for hiring and firing and supervising staff. I am attempting to do that at this meeting, and I'm getting yelled at by...

504 **Supervisor Acoff:** What you are attempting to do is continue down your...a continuance of your...of your
505 desires or whatever. If you were genuine in in what you were trying to accomplish, you would do it in
506 conjunction with the remaining Board members up here. You would not have come into this meeting, blindsiding
507 the two new CDD members with this information that they have absolutely no knowledge of.

508 **Supervisor McIntyre:** I'm not blindsiding anybody.

509 **Vice Chair Hawkeye:** Ultimately, we do need to go on because there's not much we can do with this discussion.
510 It's not going anywhere.

511 **Supervisor McIntyre:** Vice Chairman, I would like to make a motion that we take a vote on just allowing
512 Breeze to supervise our staff and hire and fire them. Just let them do it, and then we do not have to sit here
513 publicly and embarrass the staff member.

514 **Mr. Babbar:** To clarify that you're suggesting that any employee become Breeze employees and Breeze...

515 **Supervisor McIntyre:** No, I'm suggesting that they hire, fire, and supervise them. Excuse me?

516 **Vice Chair Hawkeye:** So then we' would be paying Breeze to pay them...

517 **Supervisor McIntyre:** No, I'm not suggesting that at all. I'm just suggesting that they take responsibility of
518 supervising them, hiring and firing them...they hired...

519 **Vice Chair Hawkeye:** So what do you suggest?

520 **Supervisor McIntyre:** They hired Joe. We didn't take a vote on that. We hired. We hired.

521 **Mr. Krause:** No, no...Correction. You did hire Joe. We hired him on an interim basis until he was able to
522 interview the Board and then you approved him.

523 **Supervisor Acoff:** Yes, we did... That's not true.

524 **Supervisor McIntyre:** Did we take a vote?

525 **Mr. Krause:** I don't remember if you took a vote or if it was consensus.

526 **Supervisor McIntyre:** I don't know, I didn't see it in the meeting minutes....

527 **Ms. Thibault:** Supervisors, if you'll allow me. Breeze was dedicated...It was dedicated to Breeze to have some
528 limited HR responsibilities; however, we are a District Management firm. We are not an HR firm. Can we handle
529 day-to-day operations? Yes. Can we handle operations that might involve litigious matters as it pertains to HR?
530 No. So if you're asking if Breeze can take on additional responsibility, yes, of course, we can; however, we
531 would also want an increase in budget for us to utilize an HR attorney to advise us on any matter that may
532 become litigious in nature.

533 **Vice Chair Hawkeye:** I'm not trying to stop you, but we don't need to add more to the budget at this time
534 forward. Obviously, we'll take the responsibility like we have been doing, and then if there is anything we can
535 adjunct, we can take care of the situation as it arises, and ultimately, if there is any problem, I think that it should
536 be discussed. We shouldn't have like an elephant in the room. We should again, we're all neighbors, so we all
537 need to get along, and the people that we hire, we obviously want you guys to do your work. Maybe there are
538 some fields that could be better or worse, but that is why it is a growing and fixing situation that we're going
539 through.

540 **Ms. Thibault:** Thank you, Sir. Is that a full consensus from the Board?

541 **Supervisor Acoff:** Yes.

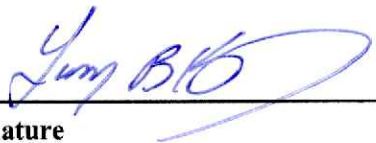
542 **Supervisor Belyea:** Yes.

543 **Vice Chair Hawkeye:** Yes. Juan?

544 **Supervisor Aliaga:** Yes, Sir.

- 545 **Ms. Thibault:** Thank you.
- 546 **Vice Chair Hawkeye:** You're welcome.
- 547 **Supervisor McIntyre:** The concern that I have is based on...
- 548 **Vice Chair Hawkeye:** It's done. We have to go to the next, next item.
- 549 **Supervisor McIntyre:** I'm going to ask this to be brought up in the agenda for next month.
- 550 **Supervisor Acoff:** You can and we can...it could be denied.
- 551 **Supervisor McIntyre:** Excuse me.
- 552 **Supervisor Acoff:** You can ask one every month if you chose, but it doesn't change the net outcome of it.
- 553 **Vice Chair Hawkeye:** Again, we're just going back and forth. It's wasting time.
- 554 **Mr. Babbar:** Is there any support to bring it back on the agenda?
- 555 **Supervisor Acoff:** Pardon me.
- 556 **Mr. Babbar:** Is there any support from the Board to bring it back in the agenda for next month?
- 557 **Supervisor Acoff:** Not me.
- 558 **Supervisor Belyea:** No.
- 559 **Supervisor Aliaga:** I will support that. I think Mrs. McIntyre has a point on that.
- 560 **Vice Chair Hawkeye:** I'm not saying she doesn't have a point. I'm just saying at this point, we don't have...
561 We're new so when you're trying to make new rules and regulations or change it, it's not intelligent. We're
562 literally wasting time that's valuable. We need to move on.
- 563 **Supervisor McIntyre:** I'm concerned because we are expending...
- 564 **Vice Chair Hawkeye:** I understand that you have a major concern. Until we have a couple of meetings, just like
565 our budget, we can't just open our pocketbook. We can't just make - no we cannot just make rational decisions
566 at the first or second meeting.
- 567 **Supervisor McIntyre:** I'm not asking for a decision. I'm telling you what my concern is because Dominique is
568 taking so much time off. We are spending an additional \$200 to \$300 per week on staff to cover her absences.
569 She is not even working an 80-hour pay period. She's working 60 to 70 hours a pay period. I have documentation
570 that you refuse to look at. I have a serious concern about that...
- 571 **Vice Chair Hawkeye:** I don't refuse to look at it. I'm just saying at this particular point, it wasn't really probably
572 a good way of putting it on the first meeting with new Supervisors because we don't know the full details.
- 573 **Supervisor McIntyre:** I was attempting to share that with you...
- 574 **Ms. Green:** OK...at this point, you have been harassing me since...
- 575 **Ms. Thibault:** Hold on one second. I would just like to state for the record that the Supervisor who made the
576 comment about how many hours Dominique is working has not been validated because exempt employees are
577 not required to furnish a timesheet, and so that is not the consensus of the Board of Supervisors of the Cory
578 Lakes Community Development District, that this is the opinion of one Supervisor. So for the record, it is not
579 the opinion of the Board.
- 580 **Supervisor McIntyre:** I have timesheets from September...
- 581 **Ms. Green:** Again, you've been harassing me since I got here. You have been discriminating against me since I
582 got here...
- 583 **Vice Chair Hawkeye:** We have to go on. I'm not trying to stop you.

- 584 **Ms. Green:** Please stop her because...
- 585 **Vice Chair Hawkeye:** I've been saying now for at least 20 minutes or more. We need to move on.
- 586 **Supervisor Belyea:** Why don't we adjourn the meeting?
- 587 **Supervisor Acoff:** Yes, we do.
- 588 **Vice Chair Hawkeye:** We need to just...
- 589 **Supervisor Acoff:** Adjourn the meeting. We'll pick it up...
- 590 **Ms. Thibault:** Dominique, it is not the opinion of the Board for some of the remarks that have been made. So
- 591 for the record, the Board is not of the same opinion.
- 592 **Mr. Krause:** Did we actually adjourn?
- 593 **Vice Chair Hawkeye:** Yes.
- 594 **Supervisor Belyea:** Yes.
- 595 **Supervisor Acoff:** Yes, we're done. This is ridiculous.
- 596 **Mr. Krause:** Time is 11:14 p.m.
- 597 4. Exhibit 41: Consideration/Approval of CY 2025 Employee Holiday Schedule
- 598 5. Exhibit 42: FY 2024-2025 Meeting Schedule
- 599 6. Quorum Check for Regular Meeting – 12/19/24 at 6:00 p.m.
- 600 **ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business**
- 601 *There being none, the next item followed.*
- 602 **TWELFTH ORDER OF BUSINESS – Supervisors Requests**
- 603 *There being none, the next item followed.*
- 604 **THIRTEENTH ORDER OF BUSINESS – Adjournment**
- 605 The meeting was adjourned at 11:14 p.m.
- 606 **Each person who decides to appeal any decision made by the Board with respect to any matter considered at*
- 607 *the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
- 608 *including the testimony and evidence upon which such appeal is to be based.*
- 609 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
- 610 meeting held on April 17, 2025.

611 
Signature


Signature

612 Larry B. Krause Jr.
Printed Name

ANDY E. BELYEA
Printed Name

613 Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman