

MINUTES OF 03/20/25 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, March 20, 2025 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/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or telephonically at +1-305-224-1968.

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

Chairman Belyea called the meeting to order at 6:02 p.m., conducted roll call, and led everyone in reciting the Pledge of Allegiance.

Present and constituting a quorum were:

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

Also present were:

Larry Krause	District Manager, BREEZE
Patricia Thibault	District Manager, BREEZE
Vivek Babbar	District Counsel, SRV
Joseph Gibson	Facilities Manager, JCS
Brandy Marshall	Lieutenant, JCS
Jeff Tatem	Treasurer, POA
Tim Gay	Representative, Blue Wave

The following is a summary of the discussions and actions taken at the March 20, 2025 Cory Lakes CDD Board of Supervisors Regular Meeting.

SECOND ORDER OF BUSINESS – Chairman’s Opening Comments

Chairman Belyea welcomed everyone and explained that the Audience Comments section is limited to three minutes per person and that it is not a question-and-answer period.

THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments

Supervisor Hawkeye reviewed the financial situations, wherein he found out that about \$500,000 would be needed to improve the community. He suggested focusing on the agenda so that they could continue to address the issues.

Supervisor Aliaga thanked everyone for being present and mentioned that children are not behaving properly at the pool and playground. He stated that this should be monitored by staff and suggested adding updated cameras so that security personnel would not have to come in there most of the time. He spoke about the residents bringing their dogs unleashed and the non-residents fishing at the lake. He suggested fining speeders and reminding parents to ensure their children behave appropriately.

Supervisor McIntyre acknowledged JCS for bringing snacks and drinks. She read a statement for the record, declaring that she would no longer tolerate the lies, defamation, and blatant abuse of power that affected the Board and that she had been systematically silenced, targeted, and attacked, falsely accused of harassment and racism, while others manipulated the narrative to discredit her. She stated that it is not governance but a coordinated effort to intimidate and silence an elected official. She clarified that she would not be bullied, and she would not stand down. She noted that Florida Law and Robert’s Rules of Order indicated that every

Supervisor has an equal opportunity to speak, which she was denied. She stated that she had no communication with the involved person for 17 months, excluding the public CDD meetings. She added that every concern was handled through the proper chain of command and that she notified the District Management staff. She mentioned that she was a retired nurse and was being defamed. She said that if this situation continued, she would pursue legal action. She noted that she had been elected by the residents and demanded the same rights as any official.

Supervisor Acoff stated that facts do not lie; people do.

FOURTH ORDER OF BUSINESS – Audience Comments

Ms. Bradley said that she would like the community to have a dog park.

Ms. Srinivasan mentioned that she reached out to County about the installation of a dog park and spoke to Mr. Mackenzie, who stated that he would send her the guidelines and that the residents would decide what amenities they could place in the dog park. She added that Mr. Mackenzie told her that he would refer her to the City of Tampa to check if there would be any requirements. She noted that the dog park would be a favorable addition to the community, as the residents wanted it as well.

Mr. Shah spoke about Exhibits 9 and 13 regarding the roles and responsibilities of the Supervisors and Breeze. He mentioned the incident at the pool and played a record, which he requested from the City of Tampa, including the conversation with the police officer.

Mr. Gay from Blue Wave informed the Board that the three-year contract ended for the holiday lighting and that he had a proposal submitted for the landscape lighting to the previous Facilities Manager. Supervisor Acoff asked for a copy of it.

Mr. Reddy mentioned incidents with Vice Chair Hawkeye at the guard gate and on the road, which he thought were not appropriate.

Mr. Shah stated that the community was not doing well. He noted that the Morris Bridge fountain was down for several months and asked why they would have to wait for a long time for the approval. He said that they do not have a permanent Office Administrator and Facilities Manager. He mentioned that the volleyball, tennis, and basketball courts were not safe, the sidewalks had uneven colors, and the gutters were unclean. He added that the landscaping and roads were not maintained and that the speeding was not enforced. He then spoke about the concerns about the monuments, furniture, weirs, and pedestrian gate. He mentioned that there were pending issues with the Southwest Florida Water Management District (SWFWMD) and lawsuits. He noted that outsiders were using the facilities and asked the Board to accomplish tasks every meeting.

Mr. Foster said that he was not in favor of the termination of worker's compensation insurance; instead, they should add an endorsement so that residents could volunteer. He acknowledged JCS and stated that the meeting behavior of the resident should not be part of the agenda because the resident does not want to attend the meetings anymore. He noted that he heard Supervisor Hawkeye was drunk at the time of the incident and told him that he should not treat the residents in that manner.

Mr. Ramphal commented that he was pleased that the cameras were now working and mentioned that someone tried to brake-check his child. He said that Vice Chair Hawkeye and Supervisor McIntyre could have handled things better.

Supervisor McIntyre spoke about the point of order for the meeting. She opined that the Board does not respect each other so she suggested implementing other aspects of Robert's Rules of Order, which she could share with the Board. Chairman Belyea advised handing it out and then they could put it on the agenda for consideration at the next meeting.

FIFTH ORDER OF BUSINESS – Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

Supervisor Acoff asked if the contract for the weirs was already executed, and Chairman Belyea confirmed. Supervisor Acoff inquired about the schedule. Supervisor McIntyre asked who would give updates for the District Engineer, and Chairman Belyea said that they would table the items. Supervisor McIntyre thought that Mr. Krause could provide them updates, and Mr. Krause stated that the pedestrian walkway was reviewed, noting that it would not need to be completely rebuilt.

1. Update: Cleaning of stormwater drain - MRI
2. Update: Beach Club Patios and Dock
3. Update: Pedestrian Walkway

Mr. Gibson mentioned that the District Engineer sent them information about the patios, dock, and walkway and that proposals would be added for the repairs, not full replacement. Supervisor McIntyre spoke about a resident who opined that the pedestrian walkway did not need to be rebuilt, noting that repairs would do, and Mr. Krause agreed. Supervisor Acoff added that he visited the area, suggesting minor repairs as well.

B. Envera

Mr. Gibson stated that the gates and computer systems were all functioning. He said that a fingerprint scanner at Morris Bridge was down and that Envera was in the area today to look at it. He mentioned that Envera had replaced all the routers and firewalls and checked the additional scanners at the pool.

C. JCS Investigations

Ms. Marshall noted that they had issues with Envera for the past 34 days and that they had about 98% back capacity with them. She said that they had 13 watercraft issues with non-residents and provided further updates to the Board. Chairman Belyea asked if she would forward the reports to the Supervisors, and Ms. Marshall said that she already did. Chairman Belyea thought that it might have gotten into the spam folder. Ms. Marshall stated that they put up some barriers with a temporary chain to address the boat issues. Chairman Belyea said that the residents should be informed of the process, and Ms. Marshall explained that the residents would have to bring their license in so that JCS could verify it, and then the residents could come back to get their license when they were done, which did not involve additional charges. Chairman Belyea advised documenting the process so that Mr. Krause could inform the community. Supervisor Acoff suggested having District Counsel approve it first to make sure that there would be no violations. Ms. Marshall stated that they could also use this process to reserve the courts. Mr. Babbar agreed with the verification, but he did not recommend copying or holding on to the licenses, as there would be some liabilities. Chairman Belyea asked what JCS would do when the office is closed, and Ms. Marshall said that they would have a staff during those hours. Supervisor Acoff spoke about the use of lockboxes, and Chairman Belyea opined that they should evaluate it and make a policy for consideration approval. Ms. Marshall stated that she would provide a process for the Board to review, including the boat issues, and the Board agreed. Supervisor McIntyre asked how JCS found out that the boats should not be on the lake, and Ms. Marshall said that they intercepted them.

Mr. Krause asked the Board if they would like to proceed on adding items to the agenda by a motion or a consensus. Supervisor McIntyre read the motion from the November 2024 meeting minutes, stating that all Supervisors should approve the request of items to be included in the agenda before Breeze acts on it. Chairman Belyea said that they should probably amend that to a majority. Mr. Babbar stated that it could proceed by Board consensus. Supervisor McIntyre suggested putting a shade session at the end of each meeting so that they could advertise it, but they may not hold it unless needed. Mr. Babbar clarified that a shade meeting is only used when litigation is involved and suggested using the exempt portion of the public meeting pursuant to Florida Statutes. Chairman Belyea said that she would like to change the motion from the minutes to be a majority consensus, and Mr. Babbar advised doing it under Supervisor requests. The Board opted to have the exempt portion of the meeting on a monthly basis.

Ms. Marshall spoke about the issues with the amenities and noted that one of the major concerns was the pool area. She said that the parents were dropping the children off who were taking their bikes in there.

Chairman Belyea stated that the signs indicated the prohibited things at the pool area. Supervisor Acoff recalled that they had addressed the pool area last year with JCS and budgeted for it. Chairman Belyea thought that it was May of last year, and Supervisor Acoff suggested preparing for it. Supervisor McIntyre said that the staff could handle the pool issues during the day, and Ms. Marshall mentioned that there were incidents that the staff would call JCS about. Supervisor McIntyre opined that it would be an advantage to have a security rover, and Supervisor Acoff said that they could put a process in place and determine a timeline when they would have the pool security back in. Ms. Marshall suggested getting a rover instead of pool security so that they could deal with the issues within the community as well, and Supervisor Acoff said that someone should be there before it escalates to a point.

Supervisor McIntyre asked if JCS could monitor the pool area through cameras, and Ms. Marshall confirmed. Supervisor McIntyre recalled that Allied was doing it and making announcements over the speakers. She suggested putting a rover on weekends because they have no one there until 6:00 p.m. Chairman Belyea noted that the staff manage the office, not the pool. Supervisor Aliaga stated that all cameras should be working properly so that they could provide proof if necessary. Supervisor McIntyre asked if they could put speakers to help manage the pool area and if the guard at Cross Creek could closely monitor it, and Ms. Marshall concurred.

Supervisor Acoff suggested discussing the security details at a separate meeting because they have to address other budgetary items on the agenda, and Vice Chair Hawkeye agreed.

Supervisor McIntyre recalled that security staff were not being treated properly by the residents. She asked if they could notify the residents about the rules on that, and Mr. Babbar said that they could send out a warning letter. Chairman Belyea said that it should also apply to the vendors because they should not be abused, and Supervisor McIntyre concurred. Chairman Belyea stated that they could discuss it at the closed session and asked if they would need a separate agenda for that. Mr. Babbar said that they do not, but they would have to list the topics for discussion. Chairman Belyea suggested including security and amenity complaints, additional rover service, and communications and cameras for JCS monitoring at the pool area. Supervisor Acoff added lake security, and Chairman Belyea noted the access to all amenities. The Board consensus was to proceed with the topics for the closed session. Mr. Krause asked who could view the cameras, and Ms. Marshall said that it would only be JCS.

D. Exhibit 1: Juniper – Maintenance Quality Inspection conducted on 02/24/2025

1. Consideration/Approval of Proposals:

- a. Exhibit 2: Replacement of Oleanders and Sod (Construction Site) - \$4,240.00
- b. Exhibit 3: Removal & Replacement of Mulch - \$11,950.00
- c. Exhibit 4: Installation of Seasonal Annuals - \$1,750.00

Mr. Gibson spoke about the annuals, which should be addressed at this time and were a budgeted item. Supervisor McIntyre asked where they would put them, and Mr. Gibson mentioned that Mr. Small said that they would install them in the same locations. Vice Chair Hawkeye suggested spending on mulch instead of annuals. Supervisor Acoff asked about the price difference between the pine bark and coco brown mulches, and Mr. Gibson explained that the pine bark floats, unlike the coco brown. Vice Chair Hawkeye asked if all the mulch should be removed, and Mr. Gibson said that several pine bark mulches had deteriorated. Chairman Belyea stated that this was already budgeted for Board approval and suggested putting perennials in the beds. Supervisor McIntyre recalled that they were paying more because they were a third party. Mr. Gibson mentioned that large mulch companies would only deliver, not do the preparation. The Board had a discussion on the mulch and the cost. Mr. Babbar advised approving a not-to-exceed amount and making a motion before the discussion so that they could amend it, which could let them decide more quickly.

On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the Not-To-Exceed amount of \$11,950.00 for the Removal and Replacement of Mulch by Juniper, provided

182 **that Mr. Gibson would Confirm the Scope of Work with the Price, for the Cory Lakes Community**
183 **Development District.**

184 Chairman Belyea asked Mr. Gibson to reach out to Juniper to provide the Board with an option for
185 perennials instead of seasonal annuals three times a year. Mr. Krause inquired if the Board preferred a kind of
186 perennial and color. He said that they could give Mr. Gibson the authority to proceed if they would set the
187 standards with the amount. Supervisor McIntyre commented that perennials might be more expensive than
188 annuals. Mr. Krause suggested designating one of the Supervisors to work with Mr. Gibson on the perennials
189 and flowers. Supervisor Acoff asked if the amount would be increased since the perennials would be in
190 replacement of the annuals three times a year, and Chairman Belyea confirmed.

191 On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
192 **Replacement of Annuals with Perennials in the amount Not To Exceed \$4,750.00 and Designation of Ms.**
193 **Belyea as Liaison to Work with Mr. Gibson on the Colors and the Perennials, for the Cory Lakes**
194 **Community Development District.**

195 Mr. Gibson spoke about the replacement of the oleanders and the sod at the construction site. Supervisor
196 Acoff stated that they would have to send out a letter to the homeowner. Chairman Belyea mentioned that the
197 resident used heavy equipment to transfer things, damaging the landscaping. Supervisor McIntyre recalled that
198 the Board would wait until the homeowners were finished. Supervisor Acoff advised sending a letter to the
199 resident to have them repair it. Vice Chair Hawkeye agreed and noted that they could send a letter to the company
200 as well. Mr. Babbar said that they could send a notice to both and ask for more information from Juniper.
201 Supervisor McIntyre stated that her concern was that the homeowner might do the minimum to do the repair and
202 thought that the Board should tell them that Juniper would do it, but the homeowner would have to pay for it.
203 Supervisor Acoff said that the details on the plants and sod to be replaced should be indicated. Mr. Babbar opined
204 that they could not require the homeowner to use Juniper; they could have them match the initial condition of
205 the property.

206 On a MOTION by Mr. Acoff, SECONDED by Mr. Hawkeye, WITH ALL IN FAVOR, the Board approved to
207 **Send a Letter to the Homeowner and the Contractor that Impacted the CDD Property, for the Cory Lakes**
208 **Community Development District.**

209 Mr. Babbar said that he would draft the letter for Mr. Krause to send it out.

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

211 Mr. Gay addressed the Board and presented a proposal. Supervisor Acoff asked for a recommendation
212 from Mr. Gay about the holiday lighting. Mr. Gay said that he could bring back proposals at the next meeting
213 and discussed the initial details. He mentioned that they offer multi-year terms and suggested putting together a
214 maintenance proposal. The Board had a discussion on the landscape lighting. Mr. Gay noted that the cost for the
215 lighting on the palm tree would increase due to its height. He noted that they are under warranty unless they
216 were damaged and that the transformers have a lifetime warranty. He mentioned that he had installed the lights
217 before, so the community has a good system. Chairman Belyea asked Mr. Gay to provide the original quote to
218 Mr. Gibson so that they have an idea of what the District currently has.

219 Supervisor Acoff asked about the cost if they would restore everything to its functional state and
220 suggested doing the maintenance fee until next fiscal year. Chairman Belyea asked if there would be changes in
221 price if they had the second maintenance in six months, and Mr. Gay said that he would perform an assessment,
222 but he could honor the price with a caveat, as there could be issues after that timeframe. Supervisor McIntyre
223 recalled that Mr. Hall was maintaining them. She then asked Mr. Gibson if he was aware of the problems, and
224 Mr. Gibson said that he was not because he recently started, but he would check on it. Supervisor McIntyre
225 suggested having Mr. Gibson assess the current situation and provide the Board with a recommendation.

226 Supervisor Acoff noted that Blue Wave has been repairing the lights since Mr. Hall was the Facilities Manager
227 and that they would have to be careful in dealing with electricity due to liabilities.

228 On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH FOUR IN FAVOR and Ms. McIntyre
229 OPPOSED, the Board approved the **Landscape Lighting Maintenance by Blue Wave in the amount of**
230 **\$5,725.00 and Defer the Maintenance Agreement until the FY 2026 Budget**, for the Cory Lakes Community
231 Development District.

232 Supervisor McIntyre recalled that they had banners on each of the aisles. He asked if Mr. Gay could
233 give them those since the District owns them, and Mr. Gay concurred.

234 **E. Exhibit 5: Steadfast – Waterway Inspection Report conducted on 03/12/2025**

235 Supervisor Acoff acknowledged the report provided by Steadfast, and Chairman Belyea agreed.

236 **SIXTH ORDER OF BUSINESS – POA Reports**

237 Mr. Tatem provided updates to the Board and mentioned that there would be a new POA Board. He said
238 that they would work with the CDD to have a dedicated place for their LCAM to work. Chairman Belyea recalled
239 that when they had an LCAM on site, the CDD charged the POA \$1 per year and that they had him at the Morris
240 Bridge guardhouse. Mr. Tatem mentioned that there was no legal parking in that area. Chairman Belyea thought
241 that they would modify a part of the Clubhouse and asked Mr. Tatem to work with Mr. Gibson on the design for
242 the Board to review.

243 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
244 for **POA to Use the Corner of the Clubhouse for LCAM Onsite Meetings on a Temporary Basis and to**
245 **Work with the CDD Board on the Design**, for the Cory Lakes Community Development District.

246 Supervisor McIntyre asked Mr. Gibson if he would use both offices pertaining to restructuring, and Mr.
247 Gibson said that he would need more time to assess that.

248 Mr. Krause noted that Supervisor Aliaga stepped out during the motion, so the vote was 4-0.

249 Mr. Tatem mentioned that the utility boxes were owned by three entities: Spectrum, Frontier, and TECO,
250 so it would take three passes to get them fixed. Supervisor McIntyre asked if the POA were addressing the
251 temporary electrical boxes in front of some houses, and Mr. Tatem confirmed.

252 Mr. Tatem spoke about the mulches and asked the Board if they would allow the coco brown mulch for
253 all homeowners, and Chairman Belyea said that it was recommended by the landscaper. Supervisor McIntyre
254 thought that they could give them six months to see if it would work before changing the rules.

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

256 **A. Update: Human Resources (HR) Responsibilities for Breeze – This item was brought back from**
257 **the last meeting.**

258 1. Discussion: HR Attorney

259 Chairman Belyea suggested tabling this item until after the 90-day trial with JCS. Supervisor Acoff
260 asked if the District was positioned correctly with Breeze personnel regarding the expected issues, and Ms.
261 Thibault said that there would be no exposure to the District with the JCS contract in place at this time.

262 **B. Exhibit 6: Consideration/Approval of Cory Lake Isles Enforcement and Cooperation**
263 **Agreement with POA – This item was brought back from the last meeting.**

264 Mr. Babbar advised tabling the agreement to the next meeting because there was no feedback yet as the
265 POA were doing their amendments, and the Board concurred.

266 **C. Discussion: Dog Park – This item was brought back from the last meeting.**

Supervisor Acoff suggested addressing the item in FY 2026 since they had to prioritize other items, and the Board agreed.

D. Discussion: Termination of Worker's Compensation Insurance

Ms. Thibault explained that the worker's compensation insurance at \$5,625 should be in place if the District had its own employees, but JCS was now in charge so they might not need that to be included. She noted that the Board members are covered by public official insurance under a separate section of the policy. She asked the Board if they would like to proceed with the worker's compensation insurance. Chairman Belyea asked if there would be additional costs for the cancellation and retrieving it, and Ms. Thibault said that they could cancel it and reestablish it at some point. Chairman Belyea inquired if the District has employees, and Ms. Thibault noted that all staff were under JCS. Mr. Babbar stated that they would not need the coverage if there were no District employees. Chairman Belyea asked about the insurance for volunteers, and Mr. Babbar said that it could be a separate policy. Supervisor Acoff asked about the insurance coverage if he got into an accident by doing CDD tasks, and Mr. Babbar said that they still have general liability insurance. Supervisor Acoff asked if they were covered with JCS in utilizing the District vehicles, and Mr. Babbar said that they would need to check the policies.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to **Drop the Worker's Compensation Insurance Coverage**, for the Cory Lakes Community Development District.

Chairman Belyea asked Mr. Krause to work with JCS regarding the use of the District vehicles.

E. Update: Insurance Claim for Fencing Damage

Mr. Krause stated that the fences were not insured. Chairman Belyea recalled at the last meeting that the black chain-link fence around the courts had not been addressed, and that the Facilities Manager was given permission to fix that fencing. She asked Mr. Gibson to have someone assess the fences at the courts and provide a proposal. Ms. Thibault added that they could also have the insurance company walk through the community and add any insurable assets that were previously left off.

F. Update: CDD to Piggyback on Government Contracts

Ms. Thibault mentioned the Pavilion website, which shows the list of government contracts. She explained that they could take advantage of the rates that they had used.

G. Discussion: Gym Cleaning Hours

Mr. Gibson said that Ms. Carbone-McDonald preferred to clean the gym every Wednesday and Sunday for about 30 minutes per day at 4:00 a.m. to 4:30 a.m., wherein JCS agreed. He noted that Ms. Carbone-McDonald would not want to interrupt the people working out, so she suggested closing the gym at those times. Supervisor Aliaga asked if Ms. Carbone-McDonald was in charge of the garbage there, and Mr. Gibson said that she was, but she had a hard time taking off the lid, so they did it for her. Supervisor Aliaga thought that the Facilities Manager would handle the trash for all the amenities. Mr. Gibson stated that currently most of the trash outside was handled by LMP, while the indoor was Ms. Carbone-McDonald, and Supervisor McIntyre confirmed. Chairman Belyea asked Mr. Gibson to coordinate with them.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **Gym Cleaning Hours on Wednesday and Sundays at 4:00 a.m. to 4:30 p.m. and Sending out of Notice to the Residents**, for the Cory Lakes Community Development District.

H. Exhibit 7: Ratification of Paver Repair Invoice – Brick Paving Systems - \$6,319.00

Supervisor Acoff informed the Board that he had met with the owner of the company, noting that some repairs were not done correctly, but he would address them. Supervisor Acoff provided updates to the Board and

explained the locations and invoice. He acknowledged the discussions on the colors of the pavers and said that it might take about six months before they could get them. He stated that they were working through a repair process, which would improve the next repairs.

Chairman Belyea asked about the plan for the larger areas, and Supervisor Acoff said that they would provide a schedule by sections, which would be announced once the contract was fully executed. Chairman Belyea noted that she had signed the contract. Supervisor Acoff mentioned that the work at 10564 and 10557 Cory Lake Dr. was not satisfactory. He then asked Mr. Babbar to include how they would pay the invoice in the contract, and Mr. Babbar agreed. Supervisor Acoff stated that he could approve the work, and Chairman Belyea noted that Mr. Gibson would approve the invoice.

Supervisor McIntyre recalled that Supervisor Acoff said that Mr. Tuliano would attend the meeting tonight to address their concerns, such as the height of the road and the payment of the invoice. She stated that the vendor should repair it and mentioned the pictures provided by Mr. Hansen. She said that those areas were not acceptable and suggested holding the payment until they fix them. The Board had a discussion on the needed repairs and the sanding as part of the maintenance.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH THREE IN FAVOR and Ms. McIntyre and Mr. Aliaga OPPOSED, the Board ratified the **Paver Repair Invoice by Brick Paving Systems in the amount of \$6,319.00**, for the Cory Lakes Community Development District.

Supervisor Acoff said that he would reach out to the vendor to inform him about the concerns and that he would report back to Mr. Gibson to present it to the Board. Supervisor McIntyre said that she would like Mr. Tuliano to attend the meeting to address the issues and discuss the process.

EIGHTH ORDER OF BUSINESS – Financial Items

A. Exhibit 8: Consideration/Acceptance of February 2025 Unaudited Financial Statements

1. Budget Variance Report

Ms. Thibault discussed briefly the financials. Supervisor McIntyre asked what could happen if a homeowner did not pay their assessment, and Ms. Thibault said that it would be collected on the tax roll.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted the **February 2025 Unaudited Financial Statements**, for the Cory Lakes Community Development District.

NINTH ORDER OF BUSINESS – Approval of Minutes

A. Regular Meeting: November 16, 2024 – *This item was brought back from the last meeting.*

1. Exhibit 9: Updated Meeting Minutes

Chairman Belyea asked Mr. Krause to check on the audio regarding the word “not” on line 493, page 12 of the minutes, and bring this item back at the next meeting.

B. Joint CDD/POA Meeting: January 28, 2025 – *This item was brought back from the last meeting.*

1. Exhibit 10: Summary of Motions

2. Exhibit 11: Meeting Minutes

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **January 28, 2025, Joint CDD/POA Meeting Minutes**, for the Cory Lakes Community Development District.

C. Regular Meeting & Closed Session: February 20, 2025

1. Exhibit 12: Summary of Motions

2. Exhibit 13: Meeting Minutes

Supervisor Acoff spoke about lines 499-504 and suggested attaching the incident report and resignation letters of Ms. Green and Mr. O'Reilly. Supervisor McIntyre noted that there was no CDD policy to add attachments. Vice Chair Hawkeye stated that there were negative posts pertaining to Board members and that the Supervisors were only trying to address the issues for the community so that the meetings could move forward. He said that they should work together instead of criticizing each other. He opined that this should stop and that he would resign if this situation would continue, and Supervisor McIntyre concurred. Supervisor Aliaga agreed that they should not verbally attack anyone and that their purpose was to serve the community.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Aliaga, WITH FOUR IN FAVOR and Mr. Acoff OPPOSED, the Board approved the **February 20, 2025, Regular Meeting & Closed Session Minutes**, for the Cory Lakes Community Development District.

Supervisor Acoff stated that the documents he mentioned were cited in the minutes. Chairman Belyea said that they could be part of the record, not the minutes, and Mr. Babbar confirmed that there is no obligation for adding them to the minutes. Supervisor Acoff asked how they could obtain those documents, and Mr. Babbar said that they could get a copy through Public Records Request.

D. Continued Regular Meeting & Closed Session: February 24, 2025

1. Summary of Motions
2. Meeting Minutes

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH FOUR IN FAVOR and Mr. Acoff OPPOSED, the Board approved the **February 24, 2025, Continued Regular Meeting & Closed Session Minutes**, for the Cory Lakes Community Development District.

3. Exhibit 14: Action Item List as of March 13, 2025
4. Exhibit 15: Contract List as of March 13, 2025

TENTH ORDER OF BUSINESS – Staff Reports

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

1. Update 17923 Cachet Isle

Mr. Babbar stated that the District Engineer would get the scope and proposals and assumed that it might have been difficult to gather proposals so there was no letter that had been sent out.

2. Update: Letter to a Resident – Meeting Behavior

The Board consensus was to proceed with the letter.

3. Discussion: Setting a Workshop – CDD Revised Policies as of January 2025

Supervisor McIntyre recalled that they divided it into parts to discuss for 30 minutes at the meeting. Chairman Belyea noted that they thought of a workshop because of the time constraint at the last meeting.

B. Office Administrator

There being none, the next item followed.

C. Facilities Manager: Joe Gibson

1. Exhibit 16: February 2025 Report
2. Exhibit 17: Update on Vision Project List

Mr. Gibson provided updates to the Board and mentioned that it would cost about an additional \$10,000 to convert the hockey rink to pickleball courts. Chairman Belyea said that pickleball players stated that the surface was too slick and thought that the hockey rink was underused. Supervisor McIntyre suggested looking into government contracts so that they could get a better price and turning the hockey rink into permanent four to six pickleball courts. Chairman Belyea advised obtaining proposals for the conversion of the hockey rink into pickleball courts before proceeding with finishing the tennis courts. The Board had a discussion on the requirements for pickleball courts.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Hawkeye, WITH ALL IN FAVOR, the Board approved for **Mr. Gibson to Obtain Proposals to Convert the Hockey Rink into Four (4) to Six (6) Pickleball Courts and to Work with Mr. Apple and Ms. Maronic**, for the Cory Lakes Community Development District.

3. Update: Installation of Wi-Fi (Courts) Proposals

4. Update: Waterproof Sealing of Windows (Beach Club) Proposals

Mr. Gibson spoke about the cracked glass panel and said that he had reached out to other vendors.

On a MOTION by Ms. Belyea, SECONDED by Mr. Hawkeye, WITH ALL IN FAVOR, the Board approved for **Mr. Gibson the Authority to Proceed with the Window Replacement in the Clubhouse**, for the Cory Lakes Community Development District.

Supervisor McIntyre suggested using a stronger tint on the glass and adding the tinting of all windows to the next agenda for discussion. Chairman Belyea requested Mr. Gibson to ask the vendor about the tints. Supervisor Acoff advised checking if the windows were sealed before the rainy season and then they could proceed with the tinting. Mr. Gibson mentioned that he had contacted the vendors about the difference between the proposals, but there was no response, and that all the windows on the Clubhouse were included. Chairman Belyea thought of allowing Mr. Gibson to proceed with a dollar amount, and Supervisor Acoff added that Mr. Gibson should agree with the scope of work. Supervisor McIntyre made a motion that the Board would give Mr. Gibson permission to secure proposals for window and door seals and tinting in an amount not to exceed \$10,000 with his preferred vendor. The Board had a discussion on how to proceed with the proposals, considering the timeframe. Mr. Babbar stated that there was no second, so the motion failed.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved for **Mr. Gibson to Have all the Windows and Doors Properly Sealed from Water Intrusion in the amount Not To Exceed \$20,000.00**, for the Cory Lakes Community Development District.

5. Update: Playground Inspection

Mr. Gibson opined that complete replacement would not be needed. Chairman Belyea asked Mr. Gibson to check the playground for any defects to ensure the safety of the children, and Mr. Gibson proposed that he would set up an inspection process on a regular basis. Supervisor Aliaga stated that there should be cameras in the area to monitor the children and the equipment as well.

Chairman Belyea spoke about the Wi-Fi at the courts, and Mr. Gibson said that it would cost about \$9,213, excluding the electrical. Supervisor McIntyre suggested deferring this topic to address other items.

The Board had a discussion on the additional cameras. Supervisor Acoff suggested getting information when they discuss the items listed for the FY 2026 budget, and Chairman Belyea agreed.

Mr. Gibson asked the Board if he would have the playground inspected, and Chairman Belyea confirmed.

6. Update: Beach Club Flooring Proposals

Mr. Gibson discussed some types of flooring, and Chairman Belyea advised going for a modern look that would not be slippery and could take the wear and tear. Mr. Krause suggested appointing a liaison to work with Mr. Gibson, and Chairman Belyea said that she would.

Mr. Gibson spoke about the pool pumps and mentioned that he had reached out to the vendors. He opined that if the vac pump would not be addressed, it might cause the pool to shut down. He then discussed the proposals and the slide pump. Supervisor McIntyre asked Mr. Gibson for a recommendation. Mr. Gibson said that he would go for Bandu with the slide pump and Hawkins with the vac pump to keep the secondary contractor involved. He noted that he had worked with Bandu before and that Hawkins is a reputable company. He then discussed the pricing and the heaters. Supervisor Aliaga mentioned that if the heaters were changed, they would need to be raised, and Mr. Gibson agreed. Supervisor Acoff stated that he was also familiar with the work of Hawkins. The Board had a discussion on the timeframe of the pool heaters. Mr. Gibson then explained about the 15 HP pump contractor.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Vac Pump by Hawkins in the amount of \$2,785.82, the Slide Pump by Bandu in the amount of \$9,131.71, the Replacement of Four (4) Pool Heaters in the amount of \$24,300.00, Noting that the Pool Heaters would not Take Place until the Next Fiscal Year, and the Fifteen (15) HP Pump Contactor in the amount of \$2,578.00**, for the Cory Lakes Community Development District.

Mr. Gibson then discussed the air-conditioning units in the Clubhouse and in the Morris Bridge guardhouse and said that he would address them. He suggested replacing the unit in the Morris Bridge guardhouse before summer due to minimal capacity.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved for **Mr. Gibson to Proceed with the Replacement of the Air-Conditioning Unit in the Morris Bridge Guardhouse**, for the Cory Lakes Community Development District.

7. Update: Holiday Lighting Proposals

This item was previously addressed.

D. District Manager: BREEZE – Larry Krause

1. Exhibit 16: FY 2024-2025 Meeting Schedule

On a MOTION by Ms. McIntyre, SECONDED by Mr. Hawkeye, WITH ALL IN FAVOR, the Board approved the **Rescheduling of the June Meeting to June 24, 2025, at 6:00 p.m.**, for the Cory Lakes Community Development District.

Ms. Thibault asked about the schedule for the budget workshop. Vice Chair Hawkeye noted that the amount they spent at the current meeting was about \$102,000, including the replacement of the pool heaters.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Rescheduling of the April Meeting to April 17, 2025, at 6:00 p.m.**, for the Cory Lakes Community Development District.

Mr. Krause asked the Board if they would like to have a workshop or meeting for the budget discussion.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Hawkeye, WITH ALL IN FAVOR, the Board approved the **Budget Meeting on April 22, 2025, at 6:00 p.m.**, for the Cory Lakes Community Development District.

2. Quorum Check for Regular Meeting – 04/16/2025 at 6:00 p.m.

ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business

Ms. Green thanked everyone for their support while she was with the District. She suggested billing back the homeowner for the damaged property as the new house was being built. The Board thanked Ms. Green as well.

TWELFTH ORDER OF BUSINESS – Supervisors Requests

Supervisor Acoff stated that he did not like to be threatened.

Chairman Belyea recalled that she would want to amend the previous motion, which stated that the addition of items on the agenda should be approved by all Supervisors.

On a MOTION by Ms. Belyea, SECONDED by Mr. Hawkeye, WITH ALL IN FAVOR, the Board approved the **Amendment of the Motion that Adding Items on the Agenda Should Be Passed by the Majority of the Supervisors**, for the Cory Lakes Community Development District.


Supervisor McIntyre mentioned that the Sunshine Law requires that everything that occurs at the meeting be publicly stated and suggested respecting each other by not interrupting when someone is talking. Vice Chair Hawkeye explained that he was asking about the warranty to not extend the meeting.

THIRTEENTH ORDER OF BUSINESS – Adjournment

The meeting was adjourned at 10:09 p.m.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on April 17, 2025.


Signature


Signature

Larry B. Krause Jr.
Printed Name

Ann E. BELYEA
Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman