

MINUTES OF 04/17/25 REGULAR MEETING AND CLOSED SESSION
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting and Closed Session of the Board of Supervisors of the Cory Lakes Community Development District was held Thursday, April 17, 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
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, Kai
Michael Sakellarides (via Zoom)	Operations Field Manager, Kai
Lauren Parsons (via Zoom)	Vice President, KAI
Brian Quillen (via Zoom)	Head of Operations,
Vivek Babbar (via Zoom)	District Counsel, SRV
Joseph Gibson	Facilities Manager, JCS
Brandy Marshall	Lieutenant, JCS
Steve Small	Account Manager, Juniper
John Scanlon	Owner, JCS
Brandy Marshall	Lieutenant, JCS
Andy Jimenez	EVP, Egis
Yvonne Miller	Board Member, POA

The following is a summary of the discussions and actions taken at the April 17, 2025 Cory Lakes CDD Board of Supervisors Regular Meeting and Closed Session.

SECOND ORDER OF BUSINESS – Chairman’s Opening Comments

Chairman Belyea welcomed everyone and explained that the Audience Comments section was limited to three minutes per person and only for subjects that were included in the agenda.

THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments

Supervisor Aliaga thanked all for their presence. He acknowledged the efforts of the CDD in enhancing the community. He reported that issues at the swimming pool had lessened, possibly due to parents speaking with their children. However, he raised concerns about adults placing large chairs on the pool ramp and sitting with their feet in the water. He also noted that some residents have been removing dumbbells from the gym to exercise outdoors, which was prohibited. Regarding the tennis courts, he reminded residents that the facility was for everyone and should not be dominated by any specific group. He then urged residents not to place palm fronds over drainage areas, as this could cause blockages and costly repairs. He reminded pet owners to keep dogs leashed, especially in areas managed by the CDD. He expressed the need for stricter enforcement from security and asked them to inspect the dark area behind the Beach Club near the playground. He then spoke about an issue at 18012 Java Isle.

Supervisor Acoff addressed the upcoming hurricane season, encouraging residents to trim trees, remove debris, and prepare emergency plans. He said that he would contact TECO to investigate recent uneven power outages during past hurricanes and explore how to improve the neighborhood's grid reliability.

Supervisor McIntyre welcomed attendees and acknowledged JCS for organizing a successful Spring Festival, highlighting the presence of the Easter Bunny, food, and sponsors that helped reduce CDD costs. She expressed optimism that future events would attract more sponsors. She then addressed the high volume of emergency repairs in recent agendas, expressing concern over the growing costs. She assured the residents that the Board is prioritizing safety and cost-efficiency but warned of potential budget impacts. She invited the community to provide feedback and concluded by thanking Mr. Gibson for his role in the Spring Festival.

FOURTH ORDER OF BUSINESS – Audience Comments

Ms. Gupta thanked Mr. Gibson for addressing her pedestrian gate concerns. She requested an update to the Beach Club Facility Rental Policies to increase the occupant limit from 100 to 268. She also asked for the posting of security contact information and pool rules to improve compliance and safety. Additionally, she raised concerns about technical issues with Zoom meetings, citing poor audio and frequent disconnections.

Mr. Foster formally submitted his candidacy for the vacant seat. He read his letter of intent, noting his background and qualifications and emphasized his dedication and plans for the community.

Mr. Ramphal briefly raised concerns about the gym lights and asked for an update on the repairs.

Mr. Forbes expressed his candidacy for the supervisor position, citing his commitment to the community and his leadership roles, including the neighborhood watch program. He committed to transparency, accountability, and enhancing security and infrastructure without overburdening taxpayers.

Supervisor McIntyre raised a point of order regarding the omission of Robert's Rules of Order and rules of debate from the agenda, which had previously been promised for inclusion. Chairman Belyea responded that due to a full agenda and the business nature of the meeting, the item would not be addressed that evening.

FIFTH ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration/Acceptance of Resignation of Anthony Hawkeye

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted the Resignation of Mr. Hawkeye as Supervisor , for the Cory Lakes Community Development District.

B. Discussion: Appointment of Seat No. 3 – Term Expires: 11/2028

Chairman Belyea acknowledged that the resignation had created a vacancy on the Board. She explained that the Board would be responsible for appointing a resident homeowner to fill the position. She emphasized the importance of basing the decision on what would best serve the community, rather than personal relationships or alliances.

Mr. Krause asked Mr. Babbar whether a formal vote was required to declare the seat vacant. Mr. Babbar clarified that no such vote was necessary; acceptance of the resignation automatically rendered the seat vacant under applicable procedures.

Chairman Belyea elaborated on the appointment process, noting that while Supervisors are typically elected by homeowners during the general election, in the case of a mid-term vacancy, the remaining Board members are responsible for selecting a replacement. Four candidates had already expressed interest, and Chairman Belyea invited Board members to suggest any additional nominations.

Supervisor McIntyre proposed publicly announcing the vacancy to ensure all residents had the opportunity to apply and present themselves at a future meeting. She advocated for deferring the appointment to a later date in order to allow the process to be transparent and inclusive. Supervisor Acoff expressed agreement

and reiterated the value of transparency, recommending giving the community time to respond. Supervisor Aliaga supported the idea of enabling public input and emphasized the importance of community involvement. When a suggestion was made to allow for temporary appointments or rotational service, Chairman Belyea clarified that such an approach was not permissible under Statute and the Board must follow proper procedures.

Supervisor McIntyre asked whether the Board was obligated to fill the vacancy. She recalled a previous instance where the Board did not fill a vacancy prior to an election. Supervisor Acoff said that filling the seat promptly was critical to avoid deadlocks in voting and to maintain effective governance, especially with upcoming budget deliberations.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Postponement of the Nomination of the Candidate to the May CDD meeting**, for the Cory Lakes Community Development District.

Chairman Belyea directed Kai to send out a notice to the community, informing residents of the vacancy and inviting interested homeowners to submit their qualifications for consideration. These materials would need to be received within two weeks in order to be reviewed in advance of the May meeting. Supervisor Acoff requested that a firm deadline be established so the Board could evaluate submissions thoroughly prior to voting.

Mr. Krause clarified the statutory deadlines, noting that while the meeting agenda must be posted seven days in advance, supporting materials could be distributed earlier. It was agreed that candidate materials would be due by May 1, and Mr. Krause would email submissions to Board members on May 2 upon receipt, without waiting for the formal agenda packet. It was further determined that candidates would each be given three minutes to present their qualifications at the May 15 CDD meeting, followed by questions from the Board.

C. Consideration/Adoption of Resolutions:

1. Exhibit 2: 2025-03, Designating Officers

Mr. Krause explained that the first two resolutions—2025-03 and 2025-04—were necessary for banking functions, including the authorization of signatures on checks and invoices and that the third resolution, 2025-05, was for updating the administrative office address.

Supervisor Acoff asked about the identity of individuals being authorized in the resolutions, noting that Ms. Thibault was no longer with the District. Mr. Krause noted that Ms. Robertson and Ms. Parsons were present virtually. Chairman Belyea confirmed these individuals would attend the following Tuesday's meeting in person.

Regarding Resolution 2025-03, the Board discussed whether to appoint a new Vice Chair immediately or wait until the May meeting, when a new supervisor would be selected. Supervisor Acoff emphasized the importance of giving any incoming Board member the opportunity to be considered for officer roles, and the Board agreed.

On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-03, Designating Officers**, for the Cory Lakes Community Development District

2. Exhibit 3: 2025-04, Authorizing Bank Account Signatories

Mr. Krause noted a correction to Resolution 2025-04, stating that Ms. Valentin should replace Ms. Lyalina as Assistant Treasurer. Mr. Babbar, legal counsel, advised that the Board could approve the correction by motion and revise the resolution later for signature.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-04, Authorizing Bank Account Signatories, Replacing Ms. Lyalina with Ms. Valentin as Assistant Treasurer**, for the Cory Lakes Community Development District.

3. Exhibit 4: 2025-05, Designating Primary Administrative Office Headquarters

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-05, Designating Primary Administrative Office Headquarters**, for the Cory Lakes Community Development District.

Supervisor Acoff requested that resumes or background information on the newly designated financial officers be made available before the budget meeting on April 22, 2025. Mr. Krause agreed to provide that information.

SIXTH ORDER OF BUSINESS – Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

There being none, the next item followed.

B. JCS Investigations

1. Update: Access to Boat Ramp and Amenities

Ms. Marshall presented a procedural update on lake access security. She explained that key locations would be marked by chained poles with visible locks to indicate restricted areas, intended to prevent unauthorized access by non-residents. She said that keys would be held at both guard booths and the office, and that the office manager would verify POA numbers when access is requested. She added that the access would be managed through a reservation system, requiring residents to provide a POA number. She noted that reservations could be made online, with all information—including time, date, and verification—tracked virtually. Ms. Marshall confirmed that residents would receive updated information via monthly email bulletins, and the access process would involve staff unlocking and re-locking the gate or chain. She also proposed sending a community-wide notice about the new system. Some concerns were raised about vehicles using secondary driveways to access the lake. Ms. Marshall suggested placing chains or signage in those areas to deter entry. It was noted that “no parking” and “restricted area” signs had already been posted. When asked about the number of unauthorized individuals accessing the lake, Ms. Marshall estimated between 15 and 30 incidents per month, depending on the weather, with an average of 40 during the previous summer. She shared an example of a group of six individuals who had launched kayaks at the lake, even though they were not residents.

The board discussed the effective date, and Ms. Marshall confirmed implementation could begin as early as the following day, April 17, 2025. However, she recommended providing residents with a few days’ notice to prepare. Supervisor Acoff raised concerns about residents inviting guests who might misuse access, and the Board agreed that the new system would require that guests be accompanied by residents. Mr. Gibson requested that Steadfast also be provided with a key to ensure they could access the area at any hour.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **30-Day Test Run of the Lake Access Locking Procedure for Non-Residents, With Key Access Available upon Request and a Notice to the Community Prior to Implementation, Noting that the Contracted Security and Aquatic Maintenance Vendors be Provided with Access**, for the Cory Lakes Community Development District.

Supervisor Acoff then inquired about the start date for the JCS pool attendant. Chairman Belyea clarified that the pool attendant was scheduled to begin on May 1, 2025, per the budget. There was brief discussion about whether to publicly announce this date ahead of time, but the Board ultimately agreed to defer further discussion on the topic to a closed session following the meeting.

C. Exhibit 5: Juniper – Maintenance Quality Inspection conducted on 03/31/2025

Mr. Small provided an update to the Board. Supervisor Acoff spoke about a concern on the lights and asked the landscaping crew to ensure that trees were properly circled with mulch and that the lights were protected. Supervisor McIntyre inquired whether Mr. Gibson was accompanying Mr. Small during inspections, and Mr. Gibson confirmed. Supervisor McIntyre asked about the test on the mulch glue, and Mr. Small proposed a test application in the pool area.

1. Consideration/Approval of Proposals:

a. Exhibit 6: Installation of Mulch - \$58,000.00

Supervisor Aliaga inquired how the Board would verify that the correct amount of mulch was delivered and how the delivery would be managed. Mr. Small clarified that a different contractor would be used this year and that adjustments had already been made to reduce volume and cost by eliminating non-essential areas from the plan. Supervisor McIntyre noted that the proposal exceeded the \$50,000 budgeted amount by \$8,000. Chairman Belyea stated that the extra funds could likely be found elsewhere in the budget, though Supervisor Acoff emphasized the need to remain within the approved budget until the Board had a clearer financial outlook.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Installation of Mulch by Juniper, with a Not-To-Exceed amount of \$50,000.00, and the Option to Revisit Additional Funding at a Later Date**, for the Cory Lakes Community Development District.

b. Exhibit 7: Installation of Perennials - \$2,492.80

The Board had a discussion on the proposal and the budgeted amount, and Mr. Small said that he would provide a new proposal for them.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Installation of Perennials, with a Not-To-Exceed amount of \$1,750.00 at the Specified Locations**, for the Cory Lakes Community Development District.

Supervisor McIntyre asked about the sprinklers and the tennis court, and Mr. Small stated that he would look into it.

D. Exhibit 8: Steadfast – Waterway Inspection Report conducted on 04/08/2025

Chairman Belyea inquired about the fountain at the Morris Bridge entrance, and Mr. Gibson said that he would check back on the issue with Steadfast.

E. Exhibit 9: Consideration/Approval of Sidewalk Repair Proposal – Precision Sidewalk Safety - \$74,860.00 to \$78,603.00

Mr. Kurkcü introduced himself and discussed the proposal. Supervisor Acoff asked about the rating system and the breakdown, as the areas might need to be addressed in phases. He also expressed concern about the driveways that were excluded from the initial assessment. Chairman Belyea thought that the homeowners were responsible for maintaining their sidewalks. This raised the issue of ownership and accountability for sidewalk maintenance, prompting further discussion on the matter.

Supervisor McIntyre inquired why the sidewalk repairs were being discussed during this meeting. Mr. Gibson explained that the insurance company had reported six trip-related claims over the past years. The Board had a discussion on the areas to be addressed in the proposal. Chairman Belyea asked who is legally responsible for the sidewalks. Mr. Babbar explained that the POA might have covenants that require homeowners to maintain the sidewalks adjacent to their properties; however, if no such covenants exist, the responsibility to improve and repair the sidewalks would fall to the CDD.

Supervisor Acoff questioned whether the repairs being discussed were for the current year or would be scheduled for the next year. Supervisor McIntyre expressed concern about the number of claims related to

sidewalk hazards and asked whether the Board should be formally notified of such claims. She asked whether there was a systematic approach to selecting which areas to address first. Mr. Babbar clarified that case law indicated that government entities, such as the CDD, are not considered insurers. Therefore, while the CDD can prioritize repairs, it is not obligated to address all hazards at once. It was agreed that a structured plan should be developed to address the sidewalk issues over time, with the most severe hazards prioritized.

Supervisor Acoff requested a more detailed breakdown of the costs associated with addressing the most severe sidewalk hazards. Mr. Kurkcü noted that there were 417 sidewalk hazards identified, and the estimated cost for repairing these was approximately \$55,000. Chairman Belyea added that any sidewalk elevated by more than 2 inches would need to be addressed by another company, as the current vendor was not equipped to handle these larger discrepancies. The Board asked Mr. Krause to provide a list of all claims for the past two years, and Mr. Krause confirmed. Additionally, it was decided that the vendor would provide an updated proposal, incorporating the requested changes.

F. Exhibit 10: Consideration/Approval Holiday Lighting Proposal – Illuminations - \$53,730.00

1. Price Matrix

Mr. Gay discussed the proposal and the price matrix for the holiday lighting, offering a 10% discount to the District. Supervisor Aliaga asked about installation of lights on the palm trees. Mr. Gay explained that while the lights could be installed, doing so would require a lift to put them up and take them down, noting the additional costs.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH THREE IN FAVOR and Mr. Aliaga OPPOSED, the Board approved the **Five-Year Option for the Holiday Lighting Installation by Illuminations**, for the Cory Lakes Community Development District.

Chairman Belyea also requested an update on the landscaping lighting, asking about progress and any necessary improvements. Mr. Gibson was instructed to collaborate with Mr. Gay regarding the operations of the lights. Mr. Carpenter reported an issue with the lighting at the Morris Bridge entrance, and Mr. Gay said that he would look at it.

SEVENTH ORDER OF BUSINESS – POA Reports

Ms. Miller stated that she had two items on her agenda but chose to focus her remarks on the topic of sidewalks, which had just been addressed during the meeting. She referenced a meeting held the previous evening where a homeowner raised concerns about hazardous sidewalks within the community. The homeowner's concern stemmed from the POA communicating to residents that they are now responsible for maintaining palm trees, ensuring a seven-foot clearance, keeping sidewalks clear of obstructions such as vehicles, and maintaining their sections of the sidewalk. She asked that if the evaluation determines that some sidewalk or driveway responsibilities lie with the POA or individual homeowners, the findings be formally shared with the POA—either in a joint meeting or through documentation—to ensure a unified and consistent message is communicated to residents.

Supervisor Acoff responded affirmatively, stating that once the sidewalk evaluation is completed and critical areas are identified, the findings can be shared with the POA. He acknowledged the importance of specifying exact locations and addresses to avoid confusion and enable clear communication. Chairman Belyea added that while the CDD may not be able to identify every single location in need of repair, general guidance could be provided to residents. She noted that residents should be informed about sidewalk elevation standards, such as the acceptable gap between the sidewalk and adjacent pavement, to determine violations. Ms. Miller agreed, stating that the more detailed information the CDD can provide, the more effectively the POA can help demonstrate that the CDD and POA are working collaboratively to resolve the sidewalk issues. She reiterated that homeowners should be made aware of their responsibilities and what constitutes a safety or code violation. The ADA standard was also mentioned.

Ms. Miller asked whether Mr. Krause or the CDD's legal counsel had received any updates or returned documentation from the POA's counsel regarding proposed changes to their agreement. Mr. Babbar indicated that the matter was part of his upcoming report but offered to address it immediately if the Board preferred. Ms. Miller concluded her remarks by requesting that any reports or correspondence be forwarded to the POA for follow-up and transparency. Chairman Belyea acknowledged her request and indicated the Board would address the matter during the legal report section of the meeting.

EIGHTH ORDER OF BUSINESS – Financial Items

A. Exhibit 12: Consideration/Acceptance of March 2025 Unaudited Financial Statements

Supervisor Acoff noted the absence of the variance report typically provided to the Board, noting it might have been missed due to the transition in staff. Chairman Belyea responded that the report was under internal review following the departure of Ms. Thibault. Supervisor Acoff voiced concern about the financial transition, referencing past experiences and expressing discomfort with the current state of oversight. He suggested conducting a detailed audit to ensure financial transparency.

Mr. Krause then read a statement regarding Ms. Thibault's departure, noting that the events occurred did not align with their company values and decided to move forward with Kai. The Board was informed that Mr. Andy Mendenhall, the new Director of District Management with 20 years of experience, would attend the budget meeting. The Board had a discussion if the audit was necessary. Ms. Parsons reassured the Board and confirmed her attendance at the upcoming meeting.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH THREE IN FAVOR and Ms. Belyea OPPOSED, the Board approved to **Conduct a Forensic Audit within 30 Days**, for the Cory Lakes Community Development District.

Supervisor McIntyre asked if the accounting was done outside the country. Ms. Parsons clarified that although Kai uses offshore staff for basic invoice processing, all financial approvals and bank account access remain in the Florida office. She also confirmed that payroll responsibilities rest solely with a Florida-based employee, and offshore personnel do not access sensitive or confidential information. Supervisor McIntyre spoke about specific budget line items, such as the budget allocated to outside maintenance and contingency fund. The Board agreed to postpone the acceptance of the March 2025 unaudited financial statement to the Tuesday meeting, when more detailed information and staff would be available for further discussion.

NINTH ORDER OF BUSINESS – Approval of Minutes

A. Regular Meeting: November 21, 2024

1. Exhibit 13: Updated Meeting Minutes

On a MOTION by Ms. Belyea, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **November 21, 2024, Regular Meeting Minutes**, for the Cory Lakes Community Development District.

B. Regular Meeting: March 20, 2025

1. Exhibit 14: Summary of Motions

2. Exhibit 15: Meeting Minutes

Supervisor McIntyre noted that line 206, page 5 of the minutes, should state "contractor." She suggested adding "for the removal and replacement of mulch" after the amount on line 181. Additionally, she emphasized the importance of consistently recording when the Board reaches consensus on directives or agenda items, even when no formal vote occurs, and Mr. Krause confirmed. Supervisor Acoff also commented that "He" should be "She" on line 44.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **March 20, 2025, Regular Meeting Minutes, With the Noted Changes**, for the Cory Lakes Community Development District

3. Exhibit 16: Action Item List as of April 10, 2025

4. Exhibit 17: Contract List as of April 10, 2025

TENTH ORDER OF BUSINESS – Staff Reports

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

1. Exhibit 18: Consideration/Approval of Cory Lake Isles Enforcement and Cooperation Agreement with POA

Mr. Babbar reported that he had received minor feedback, noting the recent changes to the HOA statute, which now limits the ability to issue fines. He then mentioned a revision to the indemnification clause and confirmed that the change is standard and legally compliant. Additionally, a clarification was made at Section 4—at Supervisor Acoff's request—to specify that any party causing damage would be responsible for paying for it. Mr. Gibson briefly interjected to correct the address listed in the agreement.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Cory Lake Isles Enforcement and Cooperation Agreement with POA, With the Noted Changes**, for the Cory Lakes Community Development District.

2. Update: 17923 Cachet Isle

Chairman Belyea requested an update on the property at 17923 Cachet Isle. Mr. Babbar responded that he had been focused on the project's scope and obtaining proposals but had not yet taken action, as he was still waiting to receive a response from Mr. Reed.

The discussion then shifted to the contract for paver work, with Supervisor Acoff asking for clarification on its status. Mr. Babbar explained that he had been in communication with Mr. Krause and was reviewing the agreement, noting that a revised schedule had been circulated but was not initially found in his inbox. Supervisor Acoff confirmed that the revised table had been sent in March and emphasized the urgency of finalizing the contract to avoid scheduling conflicts with school bus routes during summer break. Mr. Babbar acknowledged receipt of the revised schedule and committed to moving the process forward promptly.

Supervisor McIntyre raised concerns about whether towing was currently being implemented and about the amount of time security staff spent tagging vehicles instead of patrolling. Mr. Krause clarified that JCS was responsible for protecting District assets and that towing operations required careful coordination. Ms. Marshall added that the POA and the towing company had been ready, but the implementation was stalled due to the absence of a formal agreement and Board approval. Supervisor Acoff suggested creating a comprehensive checklist to ensure all procedural elements—such as signage, enforcement, and communications—were in place.

Ms. Marshall explained the towing process, and Supervisor McIntyre asked that a formal policy and communication plan be developed, including a clear explanation for residents and directions for obtaining parking passes. The Board agreed on the need to align existing policy with practice and emphasized the importance of transparency and consistency. It was confirmed that signage from the towing company would need to be installed after the Board approved the motion and executed the contract.

Mr. Krause recommended a soft launch involving warnings for the first two weeks, followed by active towing enforcement, with multiple communications issued to residents throughout the process. The Board agreed to proceed with finalizing the towing contract, installing signage, issuing notices, and establishing a grace period before full enforcement begins.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Contract with Target Towing, subject to Legal Review, and the Implementation of the Towing Process**, for the Cory Lakes Community Development District.

3. Exhibit 19: Discussion: Review of Pages 1-4 of CDD Revised Policies as of January 2025 (30 minutes)

The Board decided to discuss this item at the next meeting.

B. Office Administrator: Joe Gibson

1. Exhibit 20: Updated April 2025 Report

Supervisor Acoff noted that while reviewing documents associated with the events, he saw several listed sponsors that had not been previously discussed by the Board. He recommended creating a specific form to document all sponsorships and in-kind services, emphasizing the importance of transparency and accountability in government operations. Citing potential risks—such as conflicts of interest or vendors later billing for services not properly recorded—he insisted that the Board must be fully aware of any such arrangements. Mr. Babbar agreed with Supervisor Acoff's recommendation, stating that a distinct form should be used for audit and record-keeping purposes. Supervisor Acoff suggested forwarding it to the Chairman for reference, and Chairman Belyea concurred.

Mr. Gibson reported that routine office functions such as barcode processing, lease tracking, and accounts payable aging reports were ongoing. He noted that two part-time staff members were assisting with both daily office operations and event support. Reflecting on the recent event, Mr. Gibson stated that it provided valuable insight into expectations for future community functions, including smaller summer gatherings and larger fall, holiday, and spring events.

Mr. Gibson then addressed ongoing technical difficulties with the community's digital signage. He reported that although new messages could be added, the existing software did not allow for the removal of old content. He recommended acquiring a new laptop, as the current one had a damaged screen and malfunctioning USB ports. This hardware update had already been discussed in a prior pre-budget meeting.

Supervisor Aliaga asked why power washing throughout the community had not yet been completed. Mr. Gibson replied that power washing had been underway but was delayed due to urgent repairs, including three recent incidents of damaged gates. Supervisor Aliaga questioned the delay, estimating the remaining work should take three days. Mr. Gibson clarified that while work was progressing, maintenance responsibilities extended beyond power washing, including response to emergencies and overall facility upkeep. He also mentioned that prior cost concerns had led the board to reject outsourcing the work, though the cost of internal labor might ultimately be comparable. Supervisor Aliaga suggested a second staff person be assigned full-time to power washing. Mr. Gibson responded that his team was addressing all responsibilities to the best of their capacity and emphasized that maintenance was not limited to one task. Chairman Belyea asked the Board to recognize the broader scope of work being managed. Mr. Gibson reiterated that improvements were ongoing, that many areas had been neglected in the past, and that the team was committed to restoring the community to a high standard. He clarified that the extensive buildup of grime had increased the time needed to complete pressure washing tasks.

2. Exhibit 21: Spring Festival Update

C. Facilities Manager: Joe Gibson

1. Exhibit 22: Updated April 2025 Report

Mr. Gibson presented the updated April 2025 report, outlining recent facility and event updates, including Beach Club rental activity and maintenance needs. During the discussion, Supervisor McIntyre inquired whether the damaged drywall and the non-functioning community fountain were currently on the list

of items scheduled for repair. Mr. Gibson confirmed that both issues had been noted and were included on the list to be addressed.

2. Exhibit 23: Consideration/Approval of Beach Club Flooring Proposals

- a. Scharber - \$25,980.00
- b. Hanover - \$24,873.00
- c. Floor Coverings Option 1 - \$27,002.55
- d. Floor Coverings Option 2 - \$31,089.50

Supervisor McIntyre asked about pool signage required to address code violations. Mr. Gibson responded that new signage had been installed using previously purchased signs. Chairman Belyea and Mr. Gibson noted that while signs were in place, some were incomplete, lacking specific rules such as restrictions on loud music and horseplay. Mr. Gibson explained that previous signage efforts had not been comprehensive, and some were outdated or missing critical information. The Board acknowledged the need for improved, more explicit signage, especially to address safety concerns raised by parents. Supervisor McIntyre proposed that when the rules and regulations are updated, the signage should be revisited to reflect the new standards. Mr. Krause emphasized the importance of inclusive language in the signage that doesn't narrowly target specific behaviors but addresses broader safety and conduct expectations. Chairman Belyea noted that even with updated signs, new issues would arise—like recent reports of children misusing garden tools or adults damaging yoga mats. The Board generally agreed that clearer, enforceable rules were necessary. There was also concern about items like beach chairs being placed in the pool area and a lack of restrictions on certain activities, such as playing with balls in the pool.

Mr. Gibson presented several options for the flooring of the Beach Club, detailing thickness and durability of each. Supervisor McIntyre asked whether the insurance company had mandated replacement. Mr. Gibson confirmed that a pending report cited the current flooring as a liability due to the risk of injury from gaps that exceed code. While most agreed on the need to replace the floor, Supervisor McIntyre advocated for a comprehensive redesign of the Beach Club, suggesting that an interior designer develop a long-term renovation plan. She emphasized the need to make the bathrooms ADA-compliant and remove the underutilized children's play area to increase usable space. The Board agreed that some areas, including damaged or outdated play structures and possibly the kitchen, should be cleared out, though the kitchen still served catering purposes.

Supervisor McIntyre also raised concerns about glare from the windows, recommending the installation of window film to improve meeting visibility and reduce heat, potentially lowering air conditioning costs. The Board agreed to pursue pricing for both the window film and fixing a cracked front window.

The Board had a discussion on the specifications of the flooring proposals.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH THREE IN FAVOR and Mr. Aliaga OPPOSED, the Board approved the **20-mil thick Flooring and the Film for the Top Windows**, for the Cory Lakes Community Development District.

3. Exhibit 24: Consideration/Approval of Playground Repair Proposal – Play Power - \$22,892.65

Mr. Gibson discussed the proposal, and the Board spoke about the budget allocation for the different projects and opted to wait for the budget meeting before making any decision.

4. Exhibit 25: Consideration/Approval of Pool Furniture Proposals

- a. Resling
 - i. Suncoast - \$12,174.00
 - ii. Florida Patio - \$24,873.00

Mr. Gibson provided a breakdown of pool furniture refurbishment estimates. Supervisor Acoff asked whether all furniture needed repainting or just the slings. Mr. Gibson clarified that many of the tables and some chairs had visible rust and peeling paint, with repainting necessary to preserve aesthetics and prevent further degradation. He added that most of the painting cost was associated with the tables, not the chairs. Supervisor McIntyre requested an additional estimate for repainting from another vendor, suspecting the included painting cost might be high. However, Mr. Gibson explained that many painting vendors may not accept the job unless they are also re-slinging, due to the complexity of disassembling the chairs and powder coating the frames.

Supervisor Acoff asked whether Suncoast had any partnerships with third-party painters. Mr. Gibson responded that Suncoast only paints their own newly produced furniture and does not offer repainting services for existing furniture. He agreed to follow up with Suncoast to confirm whether they could recommend a painter.

Supervisor McIntyre asked whether all umbrellas needed to be replaced. Mr. Gibson confirmed that all existing umbrellas were beyond repair due to misuse—many had been left open and damaged by wind. Mr. Gibson stated that both Suncoast and Florida Patio had estimated four to six weeks for the completion of refurbishment. There was general consensus that the turnkey solution from Florida Patio was likely the better long-term value due to the inclusion of painting, single-trip logistics, and quality of workmanship. However, final approval was deferred pending confirmation of available budget funds. Mr. Gibson committed to obtaining a final response from Suncoast regarding possible painting options and to refining the chair count and cost estimate before the next meeting.

b. Replacement of Wet Deck Furniture

i. Suncoast - \$43,659.00

ii. Florida Patio - \$43,970.00

c. Replacement of Cushions (Undercover) – Wicker Paradise - \$5,364.00

Mr. Gibson addressed the condition of the cushions and wicker furniture. He noted that the cushions have mildew, and while it might be possible to clean them, the process could damage the fabric. Regarding the wicker furniture, he reported that it was still in good condition and structurally stable. Though a few strands may need to be re-woven, none were broken. He estimated that the wicker could last another three to five years.

5. Exhibit 26: Consideration/Approval of Resurfacing 2 Tennis and 1 Basketball Courts Proposals

a. Welch - \$41,050.00

b. Lawson - \$45,800.00

c. Stewart - \$46,000.00

d. Florida Courts - \$120,000.00

e. Sportsline - \$88,617.00

Mr. Gibson presented updates regarding the tennis courts and discussed the differences between the proposals. He advised the Board to begin budgeting for full replacement during that timeframe. He also mentioned that removing certain nearby trees could help mitigate future root damage.

6. Consideration/Approval of Resurfacing and Painting Pickleball (Hockey) Courts Proposals

Mr. Gibson said resurfacing companies would only work within the existing walls, which are structurally compromised. The Board discussed the possible actions on the walls. Chairman Belyea recommended resurfacing the tennis courts and adding pickleball lines, using temporary nets to satisfy players. Supervisor McIntyre suggested seeking private sponsorships to fund a proper pickleball facility at the hockey rink and offered to act as liaison, and the Board concurred. Mr. Babbar explained that while sponsorship is allowed, all sponsors must be treated equally under first amendment law. Supervisor Acoff emphasized the need for CDD oversight. Mr. Babbar advised listing the potential hockey rink conversion as an agenda item to allow for public

input before moving forward. Chairman Belyea confirmed resurfacing of tennis courts 1 to 4, with pickleball lines added to court 4, considering the budget.

- a. Lawson - \$28,125.00
- b. Florida Courts - \$39,000.00
- c. Sportsline - \$32,000.00

7. Exhibit 27: Consideration/Approval of Volleyball Court Repair Proposals

Supervisor Acoff recommended that the District Engineer review the proposed repair plans for the volleyball court prior to any further action or approval.

- a. Juniper – Sand Replacement & PVC Repair - \$6,962.50
- b. Juniper – Complete Repair - \$85,443.31
- c. Florida – Sand Replacement & PVC Repair - \$5,750.00
- d. Florida – Complete Repair - \$29,800.00

Supervisor McIntyre asked about the insurance coverage regarding security staff using the vehicles, and Mr. Gibson said that Mr. Scanlon said that they would cover the drivers.

D. District Manager: Kai

Chairman Belyea spoke about the spending authority of Mr. Gibson and recalled the resolution that was presented at the last meeting.

Supervisor McIntyre asked about the refund for Envera. Mr. Gibson reported that he had provided Envera with the dates during their system was down and stated that the District should issue a bill to Envera to recover the additional staffing costs incurred during that period.

Supervisor Acoff then asked for an update on the FEMA status.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-06, Authorizing the Facilities Manager to Use and Sign a District Debit Card, With a Maximum Limit of \$10,000 per Month, in Increments of Five Transactions of \$2,000.00 Each**, for the Cory Lakes Community Development District.

Supervisor McIntyre requested that discussion regarding converting the hockey rink into pickleball courts be placed on the May 15 meeting agenda, and the Board agreed. Mr. Gibson informed the Board that he would not be present at the May meeting.

Supervisor McIntyre inquired about the \$7,000 payment to Solitude, specifically regarding its status and whether it had been processed, and Mr. Krause said that he would look into it.

Supervisor Acoff spoke about the proper recording and payment of invoices. Chairman Belyea asked Mr. Krause to provide the General Ledger at the budget meeting.

1. Exhibit 28: FY 2024-2025 Meeting Schedule
2. Quorum Check for Budget Meeting – 04/22/2025 at 6:00 p.m.
3. Quorum Check for Regular Meeting – 05/15/2025 at 6:00 p.m.

ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business

There being none, the next item follows.

TWELFTH ORDER OF BUSINESS – Supervisors Requests

507 *There being none, the next item follows.*

508 **THIRTEENTH ORDER OF BUSINESS – Closed Session – Private Discussion of Security System (Exempt**
509 **from Sunshine and Public Records Laws)**

510 A. Open Closed Session

511 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board opened the
512 **Closed Session for the Security System Discussion**, for the Cory Lakes Community Development District.

513 B. Discussion: Amenity Access, Cameras, Gates, Rover, Resident Issues, Pool Security, Playground
514 Security, Amenity Center Security

515 1. Envera

516 2. JCS Investigations

517 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board opened the
518 **Regular Meeting**, for the Cory Lakes Community Development District.

519 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

520 The meeting was adjourned at 11:02 p.m.

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

524 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
525 meeting held on MAY 15, 2025.

526 
Signature


Signature

527 Larry B Knowlton
Printed Name

ANN E BELEYA
Printed Name

528 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman