

MINUTES OF 05/15/25 REGULAR MEETING & CLOSED SESSION
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting & Closed Session of the Board of Supervisors of the Cory Lakes Community Development District was held Thursday, May 15, 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
Todd Apple	Board Supervisor, Vice 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
Elizabeth Moore	Financial Strategy and Budget Manager, Kai
Kerri Robertson	Treasure & Finance Director, Kai
Charles Reed (<i>via Zoom</i>)	District Engineer, Johnson Engineering, Inc.
Steve Small	Account Manager, Juniper
John Hall	Personnel, Blue Wave Lighting
John Scanlon	Owner, JCS
Vinny	Temporary Facilities Manager, JCS
Brandy Marshall (<i>via Zoom</i>)	Lieutenant, JCS
Kim Bittar	Senior Account Manager, Envera
Jeff Tatem	President, POA

The following is a summary of the discussions and actions taken at the May 15, 2025 Cory Lakes CDD Board of Supervisors Regular Meeting & Closed Session.

SECOND ORDER OF BUSINESS – Chairman’s Opening Comments

Chairman Belyea welcomed and thanked everyone for attending the meeting. She looked forward to filling the vacant seat.

THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments

Supervisor Aliaga thanked the attendees and reminded everyone that vendor services were being paid by the residents. He emphasized that the Supervisors are responsible for ensuring vendors deliver quality work. He requested the completion of the delayed power washing project. He also urged that a certified lifeguard be present when the pool is rented for private events and that a valid Certificate of Insurance (COI) be required when residents rent the Beach Club and hire outside vendors. As for JCS, he questioned whether pool security personnel were CPR-certified and raised concerns about carrying firearms. With regard to the selection of a new Supervisor, he stated that the appointee should be a team player, well-known, humble, and grounded.

Supervisor Acoff mentioned some of the recent issues and asked everyone to focus on being responsible residents and leaders, considering appropriate actions and selecting the best candidate for the community.

FOURTH ORDER OF BUSINESS – Audience Comments

Mr. Apple raised questions about the proposed budget, noting a 4.3% increase in revenue and an estimated amount of \$813,000 in unassigned fund balance. Chairman Belyea clarified that the figure did not reflect pending projects, many of which were delayed due to the hurricanes. Supervisor Acoff explained that the current budget represented a high watermark that may be reduced but not increased before the final adoption in August. Mr. Krause noted that they provided an alternative version of the budget, including the additional projects, for Board consideration.

Ms. Rosannah Parma expressed concern over the lack of maintenance regarding the power washing, curbs, monuments, sidewalks, and plants, which diminishes the value of the community.

Ms. Shannon Parma, a neighborhood watch captain, reported unresolved issues with the Facilities Manager pertaining to basic operations and ensuring safety, specifically at the gym. She cited non-functioning fingerprint access, broken gym equipment, unsupervised minors, and inadequate lighting.

Mr. Carpenter spoke about the proposal to remove bottlebrush trees near the tennis courts and noted that the trees provide shade and wind resistance. He mentioned that Juniper said that they could slice the roots to mitigate intrusion into the courts, which could be a cost-saving alternative. Additionally, he recommended cleaning the fence along Cory Lake Dr.

Ms. Gupta emphasized the importance of cordiality not only among residents but also among the Board members themselves. She noted the percentages of the budgeted amount that were already used up for District Management and District Counsel as of April 30, 2025. She attributed part of the overspending to excessively long meetings and encouraged the Board to improve fiscal responsibility and meeting efficiency.

Mr. Bui expressed concern over the plan to eliminate the hockey rink in favor of the pickleball courts. He said that the hockey rink is a well-used facility for other sports, noting that they could add pickleball lines to existing tennis courts.

Mr. Cook echoed Mr. Bui's comments and questioned the value of converting an existing multipurpose facility. He suggested there was sufficient space elsewhere to construct additional pickleball courts if needed.

Mr. Castillo noted a perceived decline in neighborhood maintenance standards and advised returning to basic maintenance routines. He stressed that some issues, when left unaddressed, could accumulate and negatively impact the community, such as the gym equipment and furniture.

Ms. Sethi raised a safety concern about a sprinkler near the Cross Creek entrance that operates for several hours in the evening. She requested the system's time be adjusted and asked for a review of all the sprinklers.

Ms. Mairn asked why she did not receive an email notification about the meeting despite receiving other community communications, and Mr. Krause said that he would look into it.

Mr. Mejia agreed with the comments of Supervisor Acoff and other residents about the need for decorum and cooperation among Board members. He emphasized the importance of selecting a new Supervisor committed to teamwork and efficiency. He also noted the declining appearance of the neighborhood and concurred that the hockey rink should not be eliminated, which he observed is frequently used by the residents.

Ms. Fazio (via Zoom) stated that she was not in favor of replacing the hockey rink. She also shared frustration over receiving parking violation stickers due to ongoing roof work in their driveway. Chairman Belyea informed her about the policy on getting a parking pass at the office.

Supervisor McIntyre emphasized the need for integrity and transparency in CDD leadership and expressed serious concerns about two candidates.

FIFTH ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration/Appointment of Seat No.3 – Term Expires: 11/2028

1. Exhibit 1: Apple, Todd

Mr. Apple introduced himself and shared his background in engineering, business leadership, and law. He mentioned that he was an elected official on a township council in Pennsylvania and that he is currently the president of an HOA of a condominium in Nashville. Mr. Apple said that he had been involved in some of the projects of Cory Lakes and emphasized the focus on infrastructure, compliance, and fiscal responsibility. He explained that he did not run last year as a Supervisor due to his new responsibilities in Nashville. Supervisors McIntyre and Acoff acknowledged his experience and community involvement.

2. Exhibit 2: Carpenter, Richard

Mr. Carpenter highlighted his service on the Strategic Planning Committee for the improvement of the landscape and amenities. He mentioned that he had assisted the former Facilities Manager and had experience being in that position during his absence. He said that he did not run last year because he was focused on committee work. Supervisor McIntyre commended his legal knowledge and consistency, while Supervisor Acoff recognized his knowledge and expertise.

3. Exhibit 3: Forbes, AJ

Mr. Forbes stated that he is a retired Air Force veteran and currently leading the Neighborhood Watch. He emphasized restoring the community's voice and proposed reforms. Supervisor McIntyre thanked him for his vision but did not support his candidacy, citing divisive conduct on a messaging platform. Supervisor Acoff acknowledged disagreements but acknowledged his service.

4. Exhibit 4: Foster, Ryan

Mr. Foster, a realtor, proposed that he would focus on fiscal responsibility, community appearance, security, and infrastructure maintenance. He mentioned that some maintenance issues were neglected, which would impact housing values.

5. Exhibit 5: Harvey, Mike

Mr. Harvey emphasized his commitment to the community and said that he would like each property value to remain and then increase. He mentioned his previous political work and that he is about to retire from the Florida Department of Law Enforcement (FDLE). He said that he previously served in the Air Force, ran a transportation business, and trained school resource officers. Supervisor Acoff thanked him for his service in law enforcement and his interest in the vacant seat.

6. Exhibit 6: Mitchell, Logan

Mr. Mitchell withdrew his application for consideration.

7. Exhibit 7: Ramphal, Harry

Mr. Ramphal suggested the Board consider veterans for the position.

Chairman Belyea then moved the meeting to the nomination, and Mr. Krause explained the process wherein the votes should be in majority for a candidate to be appointed.

Chairman Belyea nominated Mr. Apple, and Supervisor Acoff seconded the nomination. Supervisor McIntyre nominated Mr. Carpenter, also seconded by Supervisor Acoff. Supervisor Aliaga nominated Mr. Forbes, Mr. Harvey, and Mr. Ramphal, but none of these nominations received a second. The Board then conducted the voting process.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **Appointment of Mr. Apple as the Supervisor for the Remainder of the Term of Seat 3**, for the Cory Lakes Community Development District.

Mr. Krause mentioned that the term for Seat 3 would expire in November 2028, and Mr. Apple took the Oath of Office.

B. Consideration/Adoption of Resolutions

1. Exhibit 8: 2025-07, Designating Officers

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to **Follow the Hierarchical Order and Nominate and Elect the Chairman First**, for the Cory Lakes Community Development District.

Supervisor McIntyre nominated Supervisor Belyea as Chairman, while Supervisor Aliaga nominated Supervisor Acoff; however, Supervisor Acoff respectfully declined.

On a MOTION by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Designation of Ms. Belyea as the Chairman**, for the Cory Lakes Community Development District.

Chairman Belyea nominated Supervisor McIntyre as Vice Chair, while Supervisor Acoff nominated Supervisor Apple. Supervisor McIntyre received two votes, and Supervisor Apple received four.

On a MOTION by Mr. Acoff, WITH FOUR IN FAVOR and Ms. McIntyre OPPOSED, the Board approved the **Designation of Mr. Apple as the Vice Chair**, for the Cory Lakes Community Development District.

Chairman Belyea made a motion to adopt Resolution 2025-07.

On a MOTION by Ms. Belyea , SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-07, Designating Officers as Stated**, for the Cory Lakes Community Development District.

2. Exhibit 9: 2025-08, Amending FY 2024/2025 Budget

A. FY 2024/2025 Amended Budget

Ms. Moore stated that the amendment only involved reallocation to properly categorize expenses for critical projects, noting that these adjustments were made for accurate tracking, based on prior Board recommendations.

On a MOTION by Ms. McIntyre , SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-08, Amending FY 2024/2025 Budget**, for the Cory Lakes Community Development District.

SIXTH ORDER OF BUSINESS – Vendor Updates

D. Exhibit 12: Juniper – Maintenance Quality Inspection Report conducted on April 16, 2025

This item was addressed out of order.

Mr. Small provided updates to the Board and discussed the current and proposed activities. Supervisor Acoff asked for a landscape professional to check the condition at the tennis court. Chairman Belyea said that they could work with Mr. Krause to coordinate with Mr. Gibson.

1. Consideration/Approval of Proposals

a. Exhibit 13: Replacement of Sod in Selective Areas - \$2,250.00

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Replacement of Sod in Selective Areas by Juniper in the amount of \$2,250.00**, for the Cory Lakes Community Development District.

b. Exhibit 14: Installation of Gold Lantana (Clubhouse) - \$925.00

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **Installation of Gold Lantana at the Clubhouse by Juniper in the amount of \$925.00**, for the Cory Lakes Community Development District.

c. Exhibit 15: Installation of Plants (Tennis Courts) - \$4,605.00

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Installation of Plants at the Tennis Courts by Juniper in the amount of \$4,605.00**, for the Cory Lakes Community Development District.

d. Exhibit 16: Removal of Bottle Brush Trees (Tennis Court) - \$2,475.00

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **Removal of Bottle Brush Trees on the Right Side of the Tennis Court by Juniper in the amount of \$2,475.00**, for the Cory Lakes Community Development District.

e. Exhibit 17: Removal of Bottle Brush Trees (Tennis and Basketball Courts) - \$4,725.00

f. Exhibit 18: Removal of Reclinata Palm (10618 Cory Lake Dr.) - \$350.00

On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR the Board approved the **Removal of Reclinata Palm at 10618 Cory Lake Dr. by Juniper in the amount of \$350.00**, for the Cory Lakes Community Development District.

Supervisor Acoff asked about the best time to plant trees, considering the season, and Mr. Small said that it would be late June or July. Chairman Belyea inquired about the dead trees across the community, and Mr. Small said that he would check on it. Supervisor Acoff requested more details of areas needing attention as part of their monthly assessment. Chairman Belyea asked Mr. Small to address the sprinkler issue on Cory Lake Dr., and Mr. Small confirmed. The Board had a discussion on the remaining budget for the replacement of trees on Morris Bridge, and Chairman Belyea said that Mr. Small could bring that proposal back for consideration in the FY 2026 budget.

A. District Engineer: Johnson Engineering, Inc.

Mr. Reed provided an update on the weir project, noting that Hecker did not change its original pricing and was on the last permit from the City of Tampa. He said that upon receipt, they would proceed with the demolition and removal of the existing weir structures and then the installation of two new seawall weir systems. He confirmed that the completion would be about two weeks from the start of the project. Supervisor Acoff asked about the equipment laydown and safety protocols, and Mr. Reed stated that he would forward the plan to Mr. Krause and Mr. Gibson once finalized.

Supervisor McIntyre inquired if one of the weirs was completed. Mr. Reed said that it was not due to the City of Tampa's unanticipated request for a survey before permitting. Vice Chair Apple stated that the selection of the two weirs currently in scope was informed by an audit conducted by SWFWMD (Southwest Florida Water Management District), which found them out of compliance.

The Board asked about the dock and deck behind the Clubhouse. Mr. Reed noted that he had reached out to the vendors, providing them with pictures and scope of work to expedite the proposal. Chairman Belyea inquired if he was coordinating the project with Mr. Gibson, and Mr. Reed confirmed.

Supervisor McIntyre requested updates on the boardwalk along the Cross Creek entrance. Mr. Reed reported rotted railings and hazards. He mentioned that he submitted pictures and a scope to the same vendors

but did not receive pricing or scheduling. Supervisor McIntyre asked Mr. Reed to provide an estimate so that they could include these projects in the budget, and Mr. Reed agreed.

Supervisor Acoff asked Mr. Reed to evaluate the drainage issue of the volleyball court, and Mr. Reed concurred, noting that he would coordinate with Mr. Gibson. Mr. Krause suggested that they could have potential cost savings through consolidated contracting.

B. Envera

1. Discussion: Refund Options

C. JCS Investigations

E. Exhibit 19: Steadfast - Waterway Inspection Report conducted on May 7, 2025

1. Exhibit 20: Consideration/Approval of Midge Fly Control and Maintenance (Pond 8)
Proposal - \$13,134.00

EIGHTH ORDER OF BUSINESS – Financial Items

This item was addressed out of order.

A. Exhibit 21: Consideration/Acceptance of April 2025 Unaudited Financial Statements

1. Variance Report
2. Exhibit 22: YTD General Ledger
3. Discussion: ADP Refund

Ms. Robertson spoke about the spending policy of the Facilities Manager and discussed the April 2025 financials. Supervisor Acoff asked to add a report that showed the projection, which was included before in the financial statements. Ms. Robertson requested a copy for her to review and include moving forward. She continued to present the expenditures for different line items. Supervisor Acoff inquired if the budget reflected the new staffing structure with JCS. Vice Chair Apple and Chairman Belyea confirmed that they did based on the invoices. Supervisor Acoff also asked if there were any outstanding invoices, and Ms. Robertson said that she would check on them. She then informed the Board that they tend to pay the invoices within 30 days upon receipt.

The Board had a discussion on the interest income, which was trending upward. Supervisor McIntyre asked if they could transfer the interest earnings into the emergency reserve, and Ms. Robertson said that it would depend on Board direction. Vice Chair Apple inquired if the insurance premium was annual, and Mr. Krause said that he would look into it.

Supervisor McIntyre asked about the status of the ADP refund, and Ms. Robertson explained that they were still awaiting a response.

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

B. Discussion: Forensic Audit Services

1. Exhibit 23: CRI Advisors
2. Exhibit 24: DiBartolomeo, McBee, Hartley & Barnes

Ms. Robertson explained the forensic audit process, which could be costly due to the hourly basis rate.

On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Appointment of Ms. Belyea as the Liaison to Work Directly with the Current Auditor, DiBartolomeo, McBee, Hartley & Barnes**, for the Cory Lakes Community Development District.

The following item was brought back for discussion.

FIFTH ORDER OF BUSINESS – Business Items

C. Consideration/Adoption of Resolutions

3. Exhibit 10: 2025-09, Approving Proposed Budget and Setting Public Hearing

a. Exhibit A: FY 2025/2026 Proposed Budget

Ms. Robertson asked the Board if she could attend meetings remotely, citing her qualifications, and the Board agreed unless there were issues that her presence was needed.

Ms. Moore discussed the proposed budget for FY 2026, considering the projects. Supervisor spoke about line 110 regarding the paver project, which was redundant based on line 7 of the project list. Supervisor Acoff noted that the HVAC replacement should be labeled properly for FY 2026. The Board confirmed that the tinting of the windows should be included in FY 2025 and reviewed the line items. They had a discussion on the increase in assessments and opted to adjust the budgets, including cutting \$100,000 from the hockey rink, reducing the Clubhouse budget from \$200,000 to \$100,000, removing \$30,000 for an interior designer, and cutting \$3,000 for the tables, chairs, ice maker, and freezer maintenance. After the budget reconsiderations, the assessment increase was 17.11%. The Board discussed how they would communicate the increase effectively, noting that this would address the concerns of the residents.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Appointment of Mr. Apple as Liaison to Work with Mr. Krause for the Draft Letter Regarding the Increase in Assessments to be Presented at the June 2025 Meeting**, for the Cory Lakes Community Development District.

The Board had a discussion on what actions they could take pertaining to the hockey rink.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH FOUR IN FAVOR and Ms. McIntyre OPPOSED, the Board approved to **Stop Any Procedures for the Hockey Rink Conversion for the Next Fiscal Year Until the Board Requested for Consideration**, for the Cory Lakes Community Development District.

Chairman Belyea made a motion to adopt Resolution 2025-09.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-09, Approving FY 2025/2026 Proposed Budget and Setting Public Hearing, With the Noted Changes**, for the Cory Lakes Community Development District.

D. Exhibit 11: Discussion on 2025 Reserve Study

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

NINTH ORDER OF BUSINESS – Approval of Minutes

A. Regular Meeting: April 17, 2025

1. Exhibit 25: Summary of Motions
2. Exhibit 26: Meeting Minutes

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **April 17, 2025, Regular Meeting Minutes as Presented**, for the Cory Lakes Community Development District.

B. Budget Meeting: April 22, 2025

1. Exhibit 27: Summary of Motions
2. Exhibit 28: Meeting Minutes

Chairman Belyea commented that the chair re-sliding and window tinting on lines 141 to 150, page 4 of the minutes, should be included in the FY 2025 budget.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **April 22, 2025, Budget Meeting Minutes, With the Noted Changes**, for the Cory Lakes Community Development District.

The following item was brought up for discussion.

Mr. Hall from Blue Wave Lighting provided an update on the monument and landscape lighting. He recommended using low-voltage lighting and rewiring areas with no power. He discussed the two options, and Supervisor McIntyre requested a map to identify the locations. The Board opted to table this item to the next meeting, including the proposal.

3. Exhibit 29: Action Item List as of May 8, 2025
4. Exhibit 30: Contract List as of May 8, 2025

SEVENTH ORDER OF BUSINESS – POA Reports

Mr. Tatem emphasized the importance of maintaining the monuments and landscaping for the community. He also spoke about the accountability of homeowners regarding guest behavior.

TENTH ORDER OF BUSINESS – Staff Report

B. Office Administrator

This item was addressed out of order.

1. Exhibit 33: May 2025 Report
2. Exhibit 34: May to July Calendar
3. Exhibit 35: Discussion on Cereal for Summer Event

Chairman Belyea recalled that this event is under the Tampa Police Department (TPD). She thought that they could consider supporting events if the District has a relationship with the organizers and suggested making a policy. The Board had a discussion on the safety and liability of unauthorized food drive collections.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to **Address the Policy for Collecting Donations at the June meeting and Have District Counsel Provide a Sample Policy Statement to Review**, for the Cory Lakes Community Development District.

4. Exhibit 36: Beach Club Financials

C. Facilities Manager

1. Exhibit 37: May 2025 Report
2. Discussion: Hockey Rink Conversion

3. Discussion: Pool Hours

4. Consideration/Approval of Proposals:

a. Exhibit 38: Bandu – Pool ADA Lift Repair - \$4,756.05

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Pool ADA Lift Repair by Bandu in the amount of \$4,756.05**, for the Cory Lakes Community Development District.

b. Exhibit 39: Precision Sidewalk – Trip Hazard Repair - \$52,445.00 to \$55,067.00

c. Exhibit 40: CIO – Workstation Replacement - \$5,084.90

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

1. Update: 17923 Cachet Isle

2. Exhibit 31: Discussion on Resolution 2022-06, Adopting Updated Parking and Towing Policy on District Owned Property

Mr. Scanlon discussed the current policy on vehicle stickers and the process of other communities. Supervisor McIntyre asked about the reset period of six months on any violations and noted the changes that should be made in the Towing Procedures. The Board had a discussion on the process, and Ms. Marshall mentioned that the violators were habitual offenders. Chairman Belyea asked if they would need a Public Hearing to change the policy, and Mr. Krause said that he would verify it with District Counsel. Supervisor Acoff asked about the timestamp, and Mr. Scanlon said that they were also recorded in their system. Mr. Scanlon suggested providing a grace period of 24 hours to move the vehicle.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Revision of Resolution 2022-06 for Consideration at the June Meeting, Providing One (1) Warning Sticker and a 24-Hour Notice Prior to Towing, and for Mr. Krause to Work with District Counsel on the Policy**, for the Cory Lakes Community Development District.

3. Exhibit 32: Discussion on Review of Pages 1-4 of CDD Revised Policies as of January 2025 (30 minutes)

D. District Manager: KAI

1. Exhibit 41: Presentation of Registered Voters as of April 15, 2025: 2,192

2. Exhibit 42: FY 2024-2025 Meeting Schedule

3. Quorum Check for Regular Meeting and Closed Session - 06/24/2025 at 6:00 p.m.

ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business

Ms. Angela advised the Board to be cautious in their statements and noted that one of the audience members, who spoke about the hockey rink, was not a homeowner.

Mr. Bui confirmed that he owns a house in the community and highlighted the hockey rink's multi-sport use. He offered to provide data on facility usage and recommended preserving the amenity, noting underutilized tennis courts nearby. Supervisor Acoff clarified that four hockey players were homeowners and twelve were not.

Mr. Butler from American Power Washing expressed interest in future contracts, including holiday lighting. He explained that the power washing was a one-time cleaning and follow-up was stalled due to changes in facilities management.

Mr. Carpenter raised concerns about the Closed Sessions, citing the Sunshine Law and emphasizing the need for transparency on security-related matters. Chairman Belyea stated that they would discuss the incidents and that they would consult his concerns with District Counsel.

TWELFTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

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

A. Open Closed Session

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

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

1. Envera

2. JCS Investigations

C. Close Closed Session

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

Ms. Bittar mentioned that a credit of about \$3,000 was given to the District for the downtime. The Board had a discussion on upgrading the cameras, considering the costs, and on the speed cameras, which were part of the Envera contract. JCS then provided updates to the Board regarding some incidents in the community, including carrying a firearm.

FOURTEENTH ORDER OF BUSINESS – Adjournment

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board **adjourned the meeting at 11:22 p.m.**, for the Cory Lakes Community Development District.

**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 June 24, 2025.


Signature

Larry B. Krause Jr.
Printed Name


Signature

Ann E Belyea
Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman