

1                                   **MINUTES OF 06/24/25 REGULAR MEETING & CLOSED SESSION**  
2                                   **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**  
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4           The Regular Meeting & Closed Session of the Board of Supervisors of the Cory Lakes Community  
5 Development District was held Tuesday, June 24, 2025 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory  
6 Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via  
7 ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or  
8 telephonically at +1-305-224-1968.

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

10           Chairman Belyea called the meeting to order at 6:03 p.m., conducted roll call, and led everyone in  
11 reciting the Pledge of Allegiance.

12           Present and constituting a quorum were:

13           Ann Belyea	Board Supervisor, Chairman
14           Todd Apple	Board Supervisor, Vice Chairman
15           Ronald Acoff	Board Supervisor, Assistant Secretary
16           Cynthia McIntyre	Board Supervisor, Assistant Secretary
17           Juan Aliaga	Board Supervisor, Assistant Secretary

18           Also present were:

19           Larry Krause	District Manager, Kai
20           Steve Small	Account Manager, Juniper
21           John Scanlon	Owner, JCS
22           Michael Sakellarides	Facilities Manager, JCS
23           Brandy Marshall	Lieutenant, JCS
24           Jeff Tatem	President, POA
25           Audra Samnotra	Social Swan Decor

26           *The following is a summary of the discussions and actions taken at the June 24, 2025 Cory Lakes CDD*  
27 *Board of Supervisors Regular Meeting & Closed Session.*

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

29           Chairman Belyea welcomed and thanked everyone for attending the meeting. She acknowledged that  
30 while disagreements could arise, they should be handled with mutual respect and constructive dialogue and  
31 expressed a commitment to representing the entire community and encouraged proceeding in the spirit of  
32 respectful communication.

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

34           Supervisor Acoff welcomed attendees and highlighted the importance of the meeting as it is budget  
35 season. He encouraged public input and assured that all comments would be considered, even if not immediately  
36 addressed. He stressed that integrity and character were central to their work and welcomed Vice Chairman  
37 Apple.

38           Supervisor McIntyre welcomed all attendees and thanked the community for their presence. She noted  
39 that the Supervisors had been working together respectfully and without personal offense.

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

41           Ms. Parma acknowledged improvements but stated that monuments still needed attention, including  
42 cleaning, painting, and landscaping. She noted the tile on Morris Bridge required cleaning and that many  
43 maintenance issues could be addressed at low cost. She raised concerns about inconsistent guard procedures for  
44 guest entry and the lack of clear pedestrian crossing.

Ms. Parma raised concerns about the gym and requested that the Facilities Manager conduct weekly checks to ensure maintenance and monitor usage.

Ms. Johnson thanked everyone for their time and shared that she had lived in the community for one year. She requested clearer communication on summer pool hours and proper setup and removal of lanes. She suggested a fee increase to help restore community standards, raised concerns about speeding, noted the need to address pool furniture, and inquired about the possibility of asphalt for road improvements.

Mr. Wie reviewed the proposed project list and questioned the \$7,000 allocation for office computers. He also asked about amenity center furniture, stating that \$100,000 seemed excessive. He supported the pickleball and noted that one set of tennis courts currently had no lines.

Mr. Shah opposed the \$100,000 furniture proposal and raised concerns about a friend being denied Clubhouse access due to unclear residency policy. He also reported issues with how security treated residents and guests.

#### **FIFTH ORDER OF BUSINESS – Business Items**

**A. Exhibit 1: Discussion: 2025 Reserve Study** – *This item was brought back from the last meeting.*

#### **SIXTH ORDER OF BUSINESS – Vendor Updates**

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

Mr. Krause noted that the Board had previously decided not to involve the Engineer or Counsel unless requested. He shared that the weir project was ready to proceed, pending the signed notice of commencement. He also provided an update on the volleyball court, stating the Engineer and Facilities Manager were monitoring rain events to assess drainage issues and were working on an alternative plan due to timing challenges.

Chairman Belyea wanted to have quotes for the volleyball courts. Vice Chairman Apple asked for an update on repairs to the pedestrian boardwalk, including a trip hazard and railing replacement. Mr. Krause stated he was still awaiting an email update from the Engineer, who was also managing several other projects. Vice Chairman Apple expressed concern with the lack of communication and called the delay unprofessional.

Mr. Sakellarides reported he had engaged a timber and dock specialist for the walking trail and deck repairs, with prior experience on similar projects. The vendor was expected to provide estimates by the next meeting. Supervisor McIntyre added that estimates had been received, and the Engineer would be providing a report to the vendor.

Supervisor Acoff emphasized the need for safety measures related to the weir project, particularly regarding potential impacts on the Clubhouse. He requested clear information on isolating specific areas, such as storage, to ensure community protection before workers come onsite and start working. Mr. Krause would obtain a scope of work from the Engineer for the weirs, schedule of work, and completion of work and provide it to the Board before any work begins.

##### **B. Envera**

Vice Chairman Apple asked whether Envera was expected to provide a monthly report, virtually or in person, and if this was a contractual obligation. Mr. Sakellarides reported that the fingerprint systems at the pool and gym were initially limited to 3,000 licenses but have been upgraded to 10,000. One scanner at the pool was replaced with minimal complaints. Gym access issues improved but some user IDs still failed to sync. Envera attempted to troubleshoot but failed to resolve it; a follow-up was scheduled for the next morning. Existing users retained access, but new users could not be added. An audit of 8,000 users was underway to clean up the system and manage the remaining 2,000 available licenses. Supervisor Acoff was not satisfied with Envera and wanted money back from them for lack of service.

##### **C. JCS Investigations**

Ms. Marshall expressed concern about parents not supervising their children at the pool. Mr. Scanlon cited a recent incident where a 3-year-old child, left unattended, nearly drowned after running into the pool. JCS wanted a zero-tolerance policy for unsupervised children at the pool and recommended removing individuals who fail to watch their kids.

Supervisor Acoff emphasized the importance of having a deeper conversation about protecting lives and suggested that legal questions needed to be addressed to determine how best to protect both individuals and the community. Supervisor McIntyre proposed a rule to remove individuals from the pool if they did not adequately supervise their children. Vice Chairman Apple cautioned that enforcing such a rule could be difficult, as defining and applying a reasonable standard of supervision. Chairman Belyea stated that the Board could pose questions to Counsel regarding options related to public safety. Vice Chairman Apple suggested that the CDD distribute a reminder email to residents, emphasizing that they are not responsible for lifeguard duties and should remain attentive to their company.

Supervisor McIntyre proposed prohibiting pool and amenity center reservations on holidays. Supervisor Acoff questioned whether there should be a dedicated staff member present for the entire time the pool is open during holiday, along with another roving security officer to patrol the area. Ms. Marshall confirmed that the request could be accommodated. Chairman Belyea asked how much time the rover spends at the pool compared to the rest of the community. Ms. Marshall responded that the rover spends the majority of their time at the pool.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **additional person for the pool for three major holiday weekends (Memorial Day, July 4<sup>th</sup>, and Labor Day) and for the weekend when the pool is very busy during pool hours**, for the Cory Lakes Community Development District.

Vice Chairman Apple made a motion not to have pool rentals during holidays.

On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **no pool rentals during holidays**, for the Cory Lakes Community Development District.

#### **D. Exhibit 2: Juniper – Maintenance Quality Inspection Report conducted on 05/28/25**

Supervisor Acoff asked if it was possible to forecast the anticipated costs based on recent monthly requests, noting concerns about rising expenses impacting the landscaping budget. She emphasized the need for better budget planning to accommodate ongoing and upcoming projects. Chairman Belyea responded that Juniper being long-term contractors, should be aware of recurring needs and cost trends to help with accurate budgeting.

Supervisor Acoff asked if Juniper could identify areas in need irrigation so they could be considered during budget planning. Mr. Small responded that several areas previously had irrigation, but it was removed due to being installed illegally. He noted that reinstalling irrigation would require water meters, which cost approximately \$3,000 each. There are over 41 areas that would need meters. Mr. Small would put a map together with the needed areas and propose the priority locations.

#### **Walk-on Item: Proposal to Put Rocks and Stones at the Morris Bridge Entrance**

Mr. Small reported that trucks have been driving over the grass at the front entrance on Morris Bridge. Although the grass was replaced, he noted it may not survive ongoing traffic. He suggested pavers could be added to that area to address the issue. He expressed concern about potential liability if materials like shell rock were placed in public areas, noting that if a vehicle was damaged, the CDD could be held responsible. Mr. Krause shared a similar experience from another district, where attempts to block vehicle access only shifted the problem to other areas and would need a permit. Mr. Small suggested that using small decorative stones might serve as a visual deterrent while minimizing liability risk.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved for **Juniper to provide a proposal next month to put rocks and stones at the Morris Bridge Entrance**, for the Cory Lakes Community Development District.

Mr. Small stated that the weir would be treated every other month by a lake doctor due to overgrowth. He added that a fence was being added with the ongoing fence repair proposals to be presented at the next meeting.

1. Consideration/Approval of Proposals:

- a. Exhibit 3: Replacement of Palm (Clubhouse) - \$2,110.00

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Replacement of Palm on the Clubhouse by Juniper in the amount of \$2,110.00**, for the Cory Lakes Community Development District.

- b. Exhibit 4: Installation of Mulch - \$5,800.00

- c. Exhibit 5: Removal of Palm Trees (Clubhouse) - \$600.00

Mr. Small would remove the stump and bring a new proposal to replace the tree once removed.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **Removal of Palm Trees on the Clubhouse by Juniper in the amount of \$600.00**, for the Cory Lakes Community Development District.

- d. Exhibit 6: Installation of Plant Material (Morris Bridge) - \$6,433.00

- e. Exhibit 7: Replacement of Trees w/ Staking (Morris Bridge) - \$16,792.50

Supervisor McIntyre stated that she met with a paving vendor regarding the trees around the tennis courts. The vendor advised that the trees do not need to be removed at this time, as their growth is unlikely to impact the court.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board **rejected the Removal of Bottle Brush Trees by Juniper on the Right Side of the Tennis Court, which was approved at the May 15, 2025 meeting**, for the Cory Lakes Community Development District.

**E. Exhibit 8: Steadfast - Waterway Inspection Report conducted on 06/16/25**

Fountain at Capri Isle was going to be reviewed soon to get the fountain back on and working.

Supervisor Acoff asked whether Steadfast had identified the pond as having a midge fly issue. Mr. Sakellarides responded that the midge fly matter occurred prior to his involvement and that he has not received any significant complaints about it since he started. Mr. Krause reported that a midge fly complaint was received around May 20th from a resident. The issue was severe enough to prevent outdoor activity. He noted this occurred under Mr. Gibson's tenure and prompted contact with Steadfast. No further complaints have been received since.

1. Exhibit 9: Consideration/Approval of Midge Fly Control and Maintenance (Pond 8) Proposal - \$13,134.00 – *This item was brought back from the last meeting.*

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board **approved Not to bring back the Midge Fly Control and Maintenance Proposal at Pond 8 by Steadfast unless requested by the Board**, for the Cory Lakes Community Development District.

**SEVENTH ORDER OF BUSINESS – POA Reports**

Mr. Tatem inquired about obtaining attendance records from the gate. Supervisor Acoff explained that the appropriate way to access that information would be for POA Counsel to reach out to CDD Counsel to request information. Mr. Tatem indicated that he would follow up with their Counsel to initiate the request.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved for **POA to send information to CDD Counsel and let the Board know, noting that Mr. Apple represents the Board with POA**, for the Cory Lakes Community Development District.

**EIGHTH ORDER OF BUSINESS – Financial Items**

**A. Exhibit 10: Consideration/Acceptance of May 2025 Unaudited Financial Statements**

Vice Chairman Apple pointed out formatting and labeling issues in the budget document. He noted that on line 53 under Security Operations the title should read "Total Security Operations" instead of "Total Utilities." He also highlighted that on line 108, "Total Field Operations" is incorrectly indented under Pool Maintenance and should be properly aligned, justified right, and bolded, as it summarizes several sections of the financials.

Supervisor Acoff expressed concerns on line 54, where "Field office administration" needs realignment, and on lines 55-57, which should be regrouped into the current organization chart and be checked with JCS. Chairman Belyea agreed, stating that the structure should be broken down more clearly.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to **proceed through September 30, 2025 with JCS and take another vote based on the current contract**, for the Cory Lakes Community Development District.

Supervisor McIntyre made a motion to accept the May 2025 financials, considering the changes.

**1. Variance Report**

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

**2. Update: ADP Refund**

**B. Exhibit 11: Presentation: Budget Analysis**

Chairman Belyea expressed interest in holding a budget workshop. Vice Chairman Apple emphasized the need for real-time, accurate budget figures during discussions so that any changes reflect immediate percentage impacts and requested clarification on how much money would be carried over at the end of the year.

Vice Chairman Apple presented his Budget Analysis to the Board.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the **installation of Air Conditioning Unit in Cross Creek guard shack**, for the Cory Lakes Community Development District.

The Board requested information regarding the Facilities Maintenance Contingency, specifically its funding source and how much of it had been spent.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved for **Ms. Belyea to choose the paint color for the monuments**, for the Cory Lakes Community Development District.

Vice Chairman Apple noted that the Capital Repayment Note would be paid off by May 2026, stating that in FY 2027, the budget would benefit from the extra available funds since they no longer carry that expense.

**C. Exhibit 12: Consideration/Approval of Letter to Residents – FY 2026 Budget**

The letter was scheduled to be sent after the continuation of the July 2 meeting, following discussion and revisions based on feedback from the Board.

**NINTH ORDER OF BUSINESS – Approval of Minutes**

**A. Regular Meeting: May 15, 2025**

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

On a MOTION by Ms. McIntyre , SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **May 15, 2025, Regular Meeting Minutes as Presented**, for the Cory Lakes Community Development District.

3. Exhibit 15: Action Item List as of June 17, 2025
4. Exhibit 16: Contract List as of June 17, 2025

**TENTH ORDER OF BUSINESS – Staff Report**

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

1. Update: 17923 Cachet Isle

Mr. Krause reported that they are still waiting on the scope of work from the Engineer, which will then be provided to the resident.

2. Discussion: Towing Policy Revision

Supervisor McIntyre emphasized the need to update the towing policy as soon as possible so it could be reviewed and approved. She wanted to contact District Counsel to write a policy from scratch for towing with a 24-hour notice. The Board opted for Counsel to draft a policy for review and approval.

Suggestion was made to begin seeking proposals for district counsel services. It was asked whether Mr. Krause had worked with other attorneys on property matters and if he could recommend any. The possibility of issuing an RFQ was also raised.

Supervisor Acoff raised that someone need to meet with Counsel to discuss Board concerns.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved for **Chairman to meet with Counsel individually**, for the Cory Lakes Community Development District.

3. Discussion: Donation Collection Policy Statement
4. Exhibit 17: Discussion: Review of Pages 1-4 of CDD Revised Policies as of January 2025 (30 minutes) – *This item was brought back from the last meeting.*

**B. Office Administrator**

**C. Facilities Manager**

Mr. Sakellarides announced that a new full-time manager, Dane, would be joining the team. He added that he would remain involved to support a smooth transition. Mr. Sakellarides presented a walk-on item for a new chair lift proposal, explaining that while a \$4,700 repair was approved last month, the current proposal was

for a full replacement. He noted that the existing chair was about 12 years old, and the manufacturer no longer makes the necessary parts, where replacement is the only option.

Walk-on Item: Bandu – Lift Chair Proposal (Pool) - \$7,840.00

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Lift Chair Proposal at the Pool by Bandu in the amount of \$7,840.00**, for the Cory Lakes Community Development District.

Mr. Sakellarides said an electrician would be on-site this week to handle various fixes, including placing the treadmill on a dedicated breaker. The treadmill repair was delayed due to missing parts, but the vendor is expected to return next week to complete the work.

Walk-on Item: New Tampa – Fence (Tennis Courts) - \$2,500.00

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **Fence Proposal at the Tennis Courts by New Tampa in the amount of \$2,500.00**, for the Cory Lakes Community Development District.

Walk-on Item: New Tampa – Fence (Morris Bridge) - \$3,168.00

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **Fence Proposal at Morris Bridge by New Tampa in the amount of \$3,168.00**, for the Cory Lakes Community Development District.

Walk-on Item: New Tampa – Fence (Weir)

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **the Fence Proposal at the Weir by New Tampa in the amount to be approved by the Chairman**, for the Cory Lakes Community Development District.

1. Exhibit 18: June 2025 Report

a. Update: Beach Club Rental

b. Discussion: Security Deposit Refund

Mr. Sakellarides asked for clarification on the proper process for rental fee deposits and reported an issue with an event on June 1, where the party arrived early without prior arrangements. A youth accessed the kitchen by unlocking the door from behind the bar. He requested Board direction on how to handle the deposit and suggested updating the rental agreement to clarify procedures. Supervisor McIntyre noted that it should not be allowed for people to come early and be strict with 6-hour usage of the facility.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **to refund the security deposit of Mr. Shah**, for the Cory Lakes Community Development District.

2. Discussion: Summer Pool Hours

Pool hours would not be changed.

3. Exhibit 19: Discussion: Property Damage by Vehicle

4. Exhibit 20: Consideration/Approval of Pool Furniture Proposals – *This item was brought back from the April 2025 meeting.*

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to **appoint Ms. McIntyre to be the liaison to work with staff on choosing the color of the cushions for the furniture**, for the Cory Lakes Community Development District.

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

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Reslinging Proposal by Florida Patio in the amount of \$24,873.00**, for the Cory Lakes Community Development District.

- 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

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Replacement of Cushions (Undercover) by Wicker Paradise in the amount of \$5,364.00**, for the Cory Lakes Community Development District.

- d. Replacement of Wicker and Cushions
  - i. Florida Patio - \$12,298.00
  - ii. Wicker Paradise - \$17,280.00

5. Exhibit 21: Social Swan Decor – Presentation of Profile

- a. Exhibit 22: Consultation Minutes
- b. Exhibit 23: Consideration/Approval of Interior Design Services Agreement and Scope of Work

*This item was addressed out of order.*

Ms. Samnotra presented to the Board. Chairman Belyea asked about the desired look and feel for the District, to which Ms. Samnotra suggested a resort-style design with coastal and rustic elements. Supervisor Acoff clarified that the focus would be on aesthetics rather than major structural changes, and Ms. Samnotra confirmed she planned only soft updates, like replacing lamps, rugs, and paintings, with possible conversion of the kitchen into a workspace. Vice Chairman Apple suggested a flexible divider wall to split the large room, while Supervisor McIntyre emphasized the need for durable, commercial-grade, stackable furniture. Chairman Belyea noted that the facility is heavily used and has poor acoustics, possibly requiring speakers. Ms. Samnotra inquired about the project approval process, and Vice Chairman Apple explained that it would need to go through the budgeting process, with final approval by the end of August. Supervisor McIntyre asked if vendor discounts would be passed to the District, and Ms. Samnotra responded that she offered a discount but also factored in compensation for her time. The Board decided to send their thoughts to Mr. Sakellarides, who would later forward them to the vendor to assist in developing a proposal.

6. Exhibit 24: Roadway Concepts – Detectable Warning Surface (ADA Mats) Assessment and Map



- a. Exhibit 25: Consideration/Approval of Top Guard Detectable Warning Installation - \$24,150.00

Mr. Sakellarides explained that everything that could be replaced should be replaced. Chairman Belyea raised concerns about loose ADA mats, noting some were found in the street. Mr. Sakellarides said that the \$24,150 proposal included replacing all missing or damaged mats but did not specify the number. He added that ADA rules require contrast. The Board discussed overlap with sidewalk trip hazard repairs. Mr. Sakellarides recommended replacing necessary mats now and using grinding as a lower-cost option for hazards. The Board agreed to handle urgent replacements and defer the rest to next fiscal year.

Supervisor McIntyre asked whether the contractor documents each ADA-compliant repair, as another company does. Mr. Sakellarides confirmed the same applies, explaining that the current contractor uses grinding instead of saw cuts as a quicker, less expensive method. Supervisor McIntyre noted that while the technique differs, the result of removing trip hazards is the same.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Top Guard Detectable Warning Installation by Roadway Concepts, with only grinding red mats, in the amount of \$24,150.00**, for the Cory Lakes Community Development District.

7. Consideration/Approval of Trip Hazard Repair Proposals

- a. Exhibit 26: Roadway Concepts – Sidewalk Hazard Report and Phase 1 Map  
i. Exhibit 27: Top Patch - \$27,594.00

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Top Patch Trip Hazard Repair Proposal by Roadway Concepts in the amount of \$27,594.00**, for the Cory Lakes Community Development District.

- b. Exhibit 28: Precision Sidewalk - \$52,445.00 to \$55,067.00 – *This item was brought back from the last meeting.*

*This item was addressed out of order.*

Mr. Sakellarides explained that the Roadway Concepts proposal had two parts: one involving ADA-compliant mats required at all walkway intersections, and the other addressing sidewalk repairs. He noted that a recent audit identified areas needing attention, and while Roadway Concepts focuses on basic grinding, Trent's team performs more advanced in horizontal cutting. Vice Chairman Apple asked about the process for cordoning off work areas and the estimated duration of Phase 1. Mr. Sakellarides said that it would take approximately 4–5 days using a 3-man crew. He explained that sidewalks would not be closed during the work; instead, areas would be coned off as needed. He added that the crew uses a dust containment system attached to the saw and noted that ADA mats would need to be removed before addressing any gaps.

8. Consideration/Approval of Lake Rules Sign Proposal

- a. Exhibit 29: Signarama - \$992.36  
b. Exhibit 30: Sign Solutions - \$892.00

*The Board decided to table this item to the July meeting.*

9. Consideration/Approval of Fence Proposals (Tennis Court)

- a. Exhibit 31: Danielle – *Price includes tax.*  
i. Commercial Grade - \$14,070.00  
ii. Industrial Grade - \$16,214.00

b. Florida State

i. Exhibit 32: Aluminum - \$9,445.20

ii. Exhibit 33: Black Chain Link - \$6,490.00

10. Exhibit 34: Consideration/Approval of Rust Control Agreement with Suncoast - \$475.00/month

Mr. Sakellarides reported heavy rust staining across the community due to hard water from the well near the amenities. He proposed a \$475/month treatment system for one well, which includes chemical cleaning. Supervisor Acoff asked if a discount could be offered for treating three wells instead of just one. Mr. Sakellarides said he would confirm with the vendor.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **Rust Control Agreement with Suncoast for one well in the amount of \$475.00/month**, for the Cory Lakes Community Development District.

11. Exhibit 35: Consideration/Approval of CCTV & Access Proposal – MHD - \$115,122.66

Mr. Sakellarides said MHD proposed about \$115,00.00 for mostly one-time camera system replacement; He mentioned that Motorola is also preparing a quote. Supervisor Acoff asked about the cost, and Supervisor McIntyre raised concerns about the proprietary system of MHD, comparing it with Envera and stating that she would not support it. Mr. Sakellarides noted both vendors could retain current fingerprint access and offered to bring both to the next meeting, but Supervisor McIntyre said MHD presenting would be a waste of time.

12. Exhibit 36: Consideration/Approval of CIO – Workstation Replacement - \$5,084.90 – *This item was brought back from the last meeting.*

On a MOTION by Mr. Acoff, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Workstation Replacement by CIO in the amount of \$5,084.90**, for the Cory Lakes Community Development District.

13. Exhibit 37: Presentation of Multifunction Printer (Konica C450i)

a. Exhibit 38: Consideration/Approval of Lease Agreement – Boring - \$232.16/month (48 months)

Mr. Sakellarides stated it was a 21-year lease with a maintenance plan included, but he was unsure if cartridges were part of the agreement.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Lease Agreement for Multifunctional Printer with Boring in the amount of \$232.16/month**, for the Cory Lakes Community Development District.

14. Ratification of Invoices:

Supervisor McIntyre asked about the condition of the gym equipment and whether replacement was being considered. Mr. Sakellarides responded that they are currently pursuing repairs and have not yet discussed a replacement timeline with the vendor. The only recommendation so far was to place the treadmills on a dedicated breaker.

a. Exhibit 39: Access Central – 300 Vehicle Barcodes - \$2,160.90

b. Exhibit 40: Bandu – Motor Replacement - \$1,353.57

c. Exhibit 41: Don Harrison –Breaker - \$357.00

- 397 d. Exhibit 42: Fitness Services – Treadmill Repair - \$1,516.00  
398 e. Exhibit 43: Gate Tech – Gearbox Replacement - \$2,188.75  
399 f. Exhibit 44: Juniper – Rock Installation - \$2,320.00  
400 g. Exhibit 45: Solar/Tek – Window Tinting - \$1,150.00

401 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board ratified **all**  
402 **the Invoices in item 14 a-g**, for the Cory Lakes Community Development District.

403 **D. District Manager: Kai**

404 Vice Chairman Apple expressed concern about someone advertising lessons at the pool, noting that if  
405 security sees them with other kids, the District could face liability. He said the individual should be told not to  
406 call it "lessons." Supervisor McIntyre added that anyone teaching lessons must get CDD approval, provide a  
407 certificate of insurance (COI), and follow the same process as other classes.

- 408 1. Exhibit 46: FY 2024-2025 Meeting Schedule  
409 2. Quorum Check for Regular Meeting and Closed Session – 07/17/2025 at 6:00 p.m.

410 **ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per**  
411 **individual)**

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

413 **TWELFTH ORDER OF BUSINESS – Supervisors Requests**

414 Supervisor McIntyre requested that discussion of selling the second truck be added to the agenda for the  
415 July meeting, and the Board concurred.

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

418 A. Open Closed Session

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

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

- 423 1. Envera  
424 2. JCS Investigations

425 C. Close Closed Session

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

428 The Board of Supervisors discussed enforcing a strict six-hour time limit for rentals, which had  
429 originally been included in the rental agreement.

430 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to  
431 **send a community-wide email advertising that the rental agreement is only for six (6) hours in total, noting**  
432 **that there is no early or late time given and that they only get their allotted time per contract**, for the Cory  
433 Lakes Community Development District.

434 Supervisor McIntyre made a motion for Chairman Belyea to create a draft letter to be sent to the  
435 community.

436 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved  
437 for **Ms. Belyea to create a letter regarding the rental agreement to be sent out to the community**, for the  
438 Cory Lakes Community Development District.

439 Supervisor McIntyre made a motion to have the pool hours extend to the Beach Club area for security  
440 enforcement.

441 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to  
442 **have the pool hours extend to the Beach club area for security enforcement**, for the Cory Lakes Community  
443 Development District.

444 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

445 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre , WITH ALL IN FAVOR, the Board approved  
446 **continuing the meeting on July 2, 2025, at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive,**  
447 **Tampa, Florida 33647**, for the Cory Lakes Community Development District.

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

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

453   
Signature

  
Signature

454 Larry B. Krause Jr.  
Printed Name

Ann Belyea, Chm CLI CDD  
Printed Name

455 **Title:** ☐ Secretary ☒ Assistant Secretary

**Title:** ☒ Chairman ☐ Vice Chairman