

1 **MINUTES OF 06/24/25 CONTINUED REGULAR MEETING & CLOSED SESSION**
2 **TO 07/02/25 FOR CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
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4 The Continued Regular Meeting of the Board of Supervisors of the Cory Lakes Community
5 Development District was held Wednesday, July 2, 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 6:00 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 Elizabeth Moore	Financial Strategy and Budget Manager, Kai
21 Kerri Robertson <i>(via Zoom)</i>	Treasury & Finance Director, Kai
22 Brandy Marshall	Lieutenant, JCS
23 Michael Sakellarides	Facilities Manager, JCS
24 Dane Engle	Facilities Manager, JCS

25 *The following is a summary of the discussions and actions taken at the July 2, 2025 Cory Lakes CDD*
26 *Board of Supervisors Continued Regular Meeting & Closed Session.*

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

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

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

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

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

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

33 A. District Engineer: Johnson Engineering, Inc.

34 B. Envera

35 C. JCS Investigations

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

37 1. Consideration/Approval of Proposals:

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

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

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

41 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

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

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.*

SEVENTH ORDER OF BUSINESS – POA Reports.

EIGHTH ORDER OF BUSINESS – Financial Items

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

1. Variance Report

2. Update: ADP Refund

Vice Chairman Apple confirmed the projected \$196,212.20 surplus assumes full use of the FY 2025 budget and would carry into FY 2026 as available funds. Ms. Robertson agreed but noted the amount might change pending audit adjustments.

Supervisor Acoff expressed serious concern over the delay in submitting the audit. He emphasized the importance of timely financial reporting and accountability, particularly given previous leadership changes and the request for a forensic audit. He stated that the failure to submit the audit on time was not just a procedural issue but a matter of public trust and credibility. He referenced information he read regarding potential penalties for late submissions and underscored the importance of proper oversight.

Ms. Robertson addressed the audit delay, explaining that upon joining the organization in mid-April, she discovered multiple deficiencies left unaddressed by the previous director. These included unsubmitted audit materials and undisclosed bank accounts to which only the former director had access. She described the difficulty in obtaining bank statements from Truist, Synovus, and especially First Horizon, which ultimately delayed audit initiation until mid-June, leaving only two weeks before the June 30th deadline. She clarified that the delay was not the result of current management but rather inherited issues. She emphasized the implementation of stronger controls, including dual access to bank accounts and improved financial transparency. Ms. Robertson detailed audit-related discoveries, such as a \$16,000 write-off and \$2,500 in fraud, which were not previously addressed in financial statements.

Ms. Robertson reaffirmed her commitment to transparency, accuracy, and shared responsibility, noting that others in the finance team were prepared to step in and prevent any bottlenecks moving forward. Chairman Belyea asked if ongoing communication with the Auditor General would prevent penalties for the late audit. Ms. Robertson confirmed that they were within a 45-day cure period ending July 31 and were working to complete the audit on time. She explained delays were caused by undisclosed bank accounts under prior leadership and difficulties obtaining bank statements, especially from First Horizon. Vice Chairman Apple inquired about a \$16,000 write-off and \$2,500 in fraud, which Ms. Robertson attributed to errors and misuse under former management. Supervisor Acoff expressed concern over the lack of early warning and transparency, criticizing Kai for not alerting the Board sooner. Ms. Robertson responded that delays were not solely under her control and emphasized ongoing efforts to improve oversight, including shared financial responsibility and eliminating sole control of accounts. She also reported \$1,200 in bank fees on dormant Truist accounts, which she was working to close and partially recover. The Board discussed adding Chairman Belyea to the bank signature authority, and Ms. Robertson confirmed that the current funds are held at BankUnited.

Supervisor Acoff was not satisfied with the explanation of Ms. Robertson, stating it lacked supporting documentation and amounted to “lip service.” Ms. Robertson disagreed, asserting that documentation exists and would be included in the audit report, including past and current bank resolutions and email correspondence. She defended her explanation as transparent and supported by records.

Supervisor McIntyre expressed concern over past financial mismanagement, stating it was unacceptable that fees were incurred and that Kai allowed it to happen. She said she had lost trust in the company. Chairman

Belyea asked if the audit would be completed by the end of July; Ms. Robertson confirmed it was a top priority and should be done within two weeks. She also confirmed that accounts at First Horizon and Synovus were closed and that Truist accounts were in the process of being closed. She verified that the current funds are held with BankUnited and that Kai has verification of the funds in the account.

Supervisor Acoff expressed disappointment over the lack of transparency and accuracy in the financials of the District, stating he had no confidence in Ms. Robertson or Kai, and criticized the absence of higher leadership. Ms. Robertson responded that past issues stemmed from former management and that the current leadership, including herself, was actively working to correct discovered errors. She clarified that she is the senior financial lead for the District and is committed to transparency, though some problems were only uncovered during the ongoing audit.

Supervisor Acoff requested that the Chairman be allowed to appoint someone in her absence. Ms. Robertson explained that the bank requires a named individual to be added as a signatory, as background checks must be completed for account access.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea , WITH ALL IN FAVOR, the Board approved for **Chairman or Vice Chairman of Cory Lakes to be added as a signatory for banks and be listed on each bank account**, for the Cory Lakes Community Development District.

B. Exhibit 11: Presentation: Budget Analysis

Chairman Belyea noted that funds were allocated in the FY 2026 budget for refurbishing the tennis and basketball courts, though contracts were not approved at the prior meeting. Mr. Sakellarides explained they had received bids from vendors, with Welch confirming their original pricing and Lawson expected to respond by the end of the week. He said that the proposal of Lawson included all equipment and an optional fiberglass membrane to improve court longevity by 10–15 years. He also suggested installing root barriers near trees to prevent future damage. Supervisor Acoff raised concerns about lingering root systems, and Mr. Sakellarides confirmed they could be addressed during resurfacing. Vice Chairman Apple confirmed that \$46,000 was already budgeted in FY 2025 for the project, and an additional \$8,000 originally set aside for tree removal could bring the total to \$54,000, covering the anticipated costs.

Walk-on Proposal: Lawson – Refinishing Tennis, Basketball, and Pickleball Courts - \$52,800.00

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from Lawson for refinishing four (4) tennis courts, including the membrane, one (1) basketball court, and pickleball lines and nets in the amount of \$52,800.00**, for the Cory Lakes Community Development District.

Walk-on Proposal: Air Masters – Air-conditioning (AC) Unit in the Guard Shack - \$7,970.00

Chairman Belyea noted that the new AC unit for the guard shack came in higher than what was previously approved but is full replacement for the entire system. Mr. Sakellarides confirmed it was a 1.5-ton unit and agreed it seemed high, but after checking with other vendors, this was still the lowest bid, with others quoting over \$8,000. Supervisor Aliaga wanted to check price with Bahr company.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea , WITH ALL IN FAVOR, the Board approved the **Proposal from Air Masters for the Air-conditioning Unit in the guard shack in the amount of \$7,970.00, pending estimate from Bahr Company in the amount not to exceed \$8,000.00**, for the Cory Lakes Community Development District.

Walk-on Proposal: Steadfast – Removal of Hydrilla in Pond 11 - \$3,237.50

Mr. Sakellarides reported that Steadfast found hydrilla in Pond 11, a highly invasive species. He warned that if not addressed quickly, the issue could escalate within a year.

On a MOTION by Mr. Acoff, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **Proposal from Steadfast for the Removal of Hydrilla in Pond 11 in the amount of \$3,237.50**, for the Cory Lakes Community Development District.

The Board decided to remove pool furniture maintenance as a separate item and include it under the general maintenance line item.

Chairman Belyea questioned the \$18,000 allocated for Cross Creek fountain maintenance, noting all fountains are currently operational and regular upkeep should cover needs. Vice Chairman Apple proposed reallocating the funds, and Supervisor McIntyre reminded the Board they had only approved replacing five missing sconces in January. The Board agreed to reduce the line item to zero.

Supervisor McIntyre raised the need for a new gate arm that cycles faster to accommodate higher traffic at the Cross Creek entrance. The gate arm was budget at \$10,000.00.

Supervisor Acoff stated that if the Board plans to replace Envera, funding needs to be allocated. Mr. Sakellarides stated that past quotes for a full camera and equipment replacement across the District were in the \$145,000 to \$150,000 range.

Chairman Belyea raised concerns that the \$29,400 allocated for the volleyball court in the FY 2025 budget may be insufficient, pending the Engineer's proposal. Vice Chairman Apple instructed Ms. Moore to create a new restricted line item in the FY 2026 budget for the volleyball court at \$50,000 to ensure the funds are reserved, reallocating the \$29,800 from the FY 2025 project list. Ms. Moore confirmed she will treat the volleyball court allocation like the emergency fund—assigning it a value and listing it as a restricted line at the bottom of the budget. She clarified that \$29,800 would be reallocated from the FY 2025 project list, and the remaining \$20,200 would be added as a new entry in the FY 2026 project list to have a total of \$50,000.

Supervisor Acoff asked if the FY 2026 budget reflects the new staffing alignment with JCS, noting the shift from previous personnel to three JCS employees. It was explained that historically, multiple personnel-related line items existed, but since it is now contracted, he suggested consolidating them into a single "contracted personnel" line item. Discussion was held about combining multiple previously separate line items into a single consolidated line item.

Supervisor Acoff asked for an update on the FEMA reimbursement process. Mr. Krause explained that he and Mr. Sakellarides are working with FEMA, uploading documents into their portal and attending meetings. He warned the Board not to rely on receiving funds, as FEMA rarely pays out, even when attorneys are involved. Chairman Belyea asked about the potential reimbursement amount, and Mr. Sakellarides estimated \$20,000–\$30,000. Supervisor Acoff asked for clarity on whether all supporting documentation and categorized expenses are fully prepared. Mr. Krause responded that submitted materials have been positively reviewed by FEMA contacts, and they are still collecting some proposals.

The Board concluded with the FY 2026 budget reflecting an 8.18% increase. Mr. Krause explained that a preliminary budget has been submitted to the County and is now official. The next step is to approve the final budget after a Public Hearing. Ms. Moore summarized the next steps: she would carry forward \$29,800 for the volleyball court, reorganize budget categories for clarity (like combining contract personnel), update the project list to align with the 8.18% budget, and double check the restricted funds subcategories.

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

Mr. Krause acknowledged that the proposed 17% budget increase would still be mailed to residents, but noted that making adjustments during the workshop could help shift the narrative. Vice Chairman Apple stated that the letter announcing the percentage of increase would be sent to residents and emphasized that it should clearly address that information.

Vice Chairman Apple suggested adding comments about the 8.18% to the draft letter now that it was agreed upon. Chairman Belyea said she has been editing it and would send it to Mr. Krause, who would then forward it to Vice Chairman Apple before sending it out.

NINTH ORDER OF BUSINESS – Approval of Minutes

A. Regular Meeting: May 15, 2025

1. Exhibit 13: Summary of Motions
2. Exhibit 14: Meeting Minutes
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
2. Discussion: Towing Policy Revision
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

Supervisor Acoff requested Mr. Engle's resume. Mr. Engle agreed to send it to Mr. Krause, who would then forward it to the Board. Supervisor Acoff asked Mr. Sakellarides about his transition timeline, and what he envisioned during that phase. Mr. Sakellarides said he aimed to ensure Mr. Engle felt comfortable in his role. He focused on completing recent projects, supporting tasks discussed in the previous meeting, and maintaining notes to guide the transition. He emphasized the importance of a smooth handoff rather than a sudden cutoff. About the expected transition time, Mr. Sakellarides responded that it would likely take 3 to 6 weeks.

Chairman Belyea stated that the Board had already agreed to send a notice updating the beach closure time to match the pool's and wanted to issue a statement about the standard operating procedure (SOP) for closing outdoor amenities during inclement weather. Vice Chairman Apple raised the question of whether it was staff's obligation to clear people from the area and what should be done if they refuse. Supervisor Acoff questioned the reasoning behind the policy. Vice Chairman Apple explained there was pushback during a recent storm when people were asked to leave the volleyball court. Supervisor McIntyre suggested consulting the insurance company to see if such a policy is recommended before moving forward.

Chairman Belyea proposed approving a Standard Operating Procedure (SOP) allowing JCS to close the pool during inclement weather, specifically for thunder, lightning, or safety hazards. However, the Board would consult the insurance company before extending this SOP to other outdoor amenities. Supervisor Acoff raised concerns about clarity and liability specifically, what JCS is expected to do if someone refuses to leave and how to protect the District if someone is injured after being asked to leave. Chairman Belyea and Ms. Marshall clarified that, at minimum, individuals must exit the pool itself, but it is unclear whether they must also leave the pool deck or surrounding area. Supervisor Acoff emphasized the need for a safe and clearly defined process, including an alternative plan to avoid sending people out into dangerous weather without proper protection in place.

Vice Chairman Apple mentioned that many institutions use lightning detection services, and Chairman Belyea proposed sending out a notice, adding the beach to the pool closure policy, establishing a standard

procedure for JCS to follow using two weather applications, and including this in community communications. Supervisor McIntyre suggested adopting the City of Tampa's 30-minute rule, which suspends recreational activities for 30 minutes after the last observed lightning or thunder.

It was agreed that when lightning or thunder is detected within 10 miles by either of the two monitoring applications, WeatherBug or My Lightning Tracker, individuals must vacate the pool area and seek appropriate shelter. A 30-minute rule is to be observed, suspending all recreational activities for 30 minutes after the last detected lightning or thunder. Chairman Belyea would review the communication to be distributed to the community before it goes out.

1. Exhibit 18: June 2025 Report

a. Update: Beach Club Rental

b. Discussion: Security Deposit Refund

2. Discussion: Summer Pool Hours

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.*

a. Resling

i. Suncoast - \$12,174.00

ii. Florida Patio - \$24,873.00

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

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

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

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

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

8. Consideration/Approval of Lake Rules Sign Proposal

- 254 a. Exhibit 29: Signarama - \$992.36
255 b. Exhibit 30: Sign Solutions - \$892.00
256 9. Consideration/Approval of Fence Proposals (Tennis Court)
257 a. Exhibit 31: Danielle – *Price includes tax.*
258 i. Commercial Grade - \$14,070.00
259 ii. Industrial Grade - \$16,214.00
260 b. Florida State
261 i. Exhibit 32: Aluminum - \$9,445.20
262 ii. Exhibit 33: Black Chain Link - \$6,490.00
263 Mr. Sakellarides mentioned that it would take about 30-45 days out to start the fence. Supervisor
264 McIntyre suggested that the inside of the court be blue and the perimeter green, and the Board agreed.
265 10. Exhibit 34: Consideration/Approval of Rust Control Agreement with Suncoast -
266 \$475.00/month
267 11. Exhibit 35: Consideration/Approval of CCTV & Access Proposal – MHD - \$115,122.66
268 12. Exhibit 36: Consideration/Approval of CIO – Workstation Replacement - \$5,084.90 – *This*
269 *item was brought back from the last meeting.*
270 13. Exhibit 37: Presentation of Multifunction Printer (Konica C450i)
271 a. Exhibit 38: Consideration/Approval of Lease Agreement – Boring - \$232.16/month
272 (48 months)
273 14. Ratification of Invoices:
274 a. Exhibit 39: Access Central – 300 Vehicle Barcodes - \$2,160.90
275 b. Exhibit 40: Bandu – Motor Replacement - \$1,353.57
276 c. Exhibit 41: Don Harrison –Breaker - \$357.00
277 d. Exhibit 42: Fitness Services – Treadmill Repair - \$1,516.00
278 e. Exhibit 43: Gate Tech – Gearbox Replacement - \$2,188.75
279 f. Exhibit 44: Juniper – Rock Installation - \$2,320.00
280 g. Exhibit 45: Solar/Tek – Window Tinting - \$1,150.00
281 **D. District Manager: Kai**
282 1. Exhibit 46: FY 2024-2025 Meeting Schedule
283 2. Quorum Check for Regular Meeting and Closed Session – 07/17/2025 at 6:00 p.m.
284 **ELEVENTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per**
285 *individual)*
286 **TWELFTH ORDER OF BUSINESS – Supervisors Requests**
287 **THIRTEENTH ORDER OF BUSINESS – Closed Session – Private Discussion of Security System (Exempt**
288 *from Sunshine and Public Records Laws)*
289 A. Open Closed Session

- 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

FOURTEENTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:44 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 July 17, 2025.


Signature


Signature

Larry B. Krause Jr.
Printed Name

Ann Belyea, Chm CLI CDD
Printed Name

Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman