

1                                   **MINUTES OF 07/17/25 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 Thursday, July 17, 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 6:08 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           Andy Mendenhall	District Manager, Kai
21           Brandy Marshall	Lieutenant, JCS
22           John Scallon	Owner, JCS
23           Michael Sakellarides	Facilities Manager, JCS
24           Dane Engle	Facilities Manager, JCS
25           Steve Small	Account Manager, Juniper Landscaping
26           Jeff Tatem	President, POA

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

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

30           Chairman Belyea welcomed everyone and stated that the main focus of the meeting would be reviewing  
31 the reduced high-water budget for fiscal year 2026.

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

33           Supervisor Acoff said they could review the budget and continue with upcoming actions and welcomed  
34 everyone.

35           Supervisor McIntyre and Supervisor Aliaga welcomed everybody.

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

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

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

39           Walk-on Item: Presentation of Award by JCS

40           Chairman made a motion to accept the walk-on presentation of award from JCS to be presented.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted **the walk-on presentation of award from JCS to be presented**, for the Cory Lakes Community Development District.

Ms. Marshall read a certificate and presented awards to two individuals who successfully performed CPR to save a child from a potential drowning incident. Their quick response and life-saving actions were formally recognized and commended.

Vice Chairman Apple made a motion to accept the amendment of the agenda to allow vendor discussion.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted **the amendment of the agenda to allow vendor discussion regarding security**, for the Cory Lakes Community Development District.

Mr. Fulton from Safe Streets proposed moving to one cloud-based vigilan system to replace the current mix of platforms. He said only about 20% of cameras might be working and offered a wireless solution with better coverage. Mr. Fulton explained that switching would require a full system change, including new resident access and visitor management. Supervisor McIntyre added JCS now monitors the cameras, and any new system should fully replace Envera. Mr. Sakellarides agreed to coordinate with JCS.

Supervisor Acoff asked if the security project would go through an RFP and stressed the need for confidentiality and a clear workflow. Chairman Belyea agreed, saying the presentation was unexpected and clarified no RFP had been issued yet, though changes might be coming due to service concerns. Supervisor Acoff sought clarity on whether Mr. Sakellarides was authorized to move forward. Chairman Belyea said they need to meet with Mr. Sakellarides, Mr. Engle and JCS to define the needs before issuing the RFP.

A. Exhibit 1: Update: FY 2026 Proposed Budget

Vice Chairman Apple noted the final \$145,000 debt service payment in FY 2026, which could be reallocated in FY 2027. Supervisor Acoff questioned the \$5,000 payroll service fee, and Mr. Krause explained that it remained from the prior model, as JCS is still in a trial phase. Vice Chairman Apple pointed out that \$200,000 was budgeted for contracted personnel, suggesting a commitment to the new structure and added that page 9 reflects simplified categorization for contracted personnel.

Supervisor Acoff asked why the Water Sewer Utility service line increased to \$40,000. Vice Chairman Apple noted that it reflects a 12-month projection based on current spending. Supervisor Acoff then questioned if the \$16,000 for Off-Duty Policing was still needed. Chairman Belyea responded that with JCS now in place, policing funds likely were not necessary.

Vice Chairman Apple asked if the \$200,000 budgeted for contracted personnel clearly defines roles in the contract. Chairman Belyea said the initial proposal listed positions like Facility Manager, Office Manager, and Assistant Facility Manager. Supervisor Acoff added that the Board needs an organizational structure from JCS to clarify responsibilities. Vice Chairman Apple agreed, stating they should know exactly what they are paying for.

Supervisor McIntyre said the \$7,500 budgeted for irrigation maintenance in FY 2026 is underfunded and suggested moving \$5,000 from payroll to cover it. Vice Chairman Apple agreed, and proposed shifting \$3,000 from the off-duty policing line.

Vice Chairman Apple reviewed the FY 2026 Project List. Supervisor McIntyre asked for actual pricing on the \$30,000 budgeted for gym treadmills, noting the number might have been an estimate. Mr. Sakellarides responded that they're currently working with the vendor to get firm costs for replacing the two commercial treadmills.

Vice Chairman Apple stated that balancing the budget would require an 8.18% increase, resulting in most homeowners paying an additional \$233.78.

Mr. Krause explained that a required legal letter should be mailed due to the proposed budget increase and suggested including the Board's explanatory letter in the same envelope for additional \$200.00. Supervisor McIntyre recommended using colored paper to distinguish them. The Board agreed to send both letters together, with color-coding, and approved the added cost.

Mr. Krause suggested posting the explanatory letter on the website along with the attached 8.1% proposed budget for added transparency.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to include the updated letter with a different color in the mailout in the amount not to exceed \$2,000.00, for the Cory Lakes Community Development District.

B. Consideration/Adoption of Resolutions

1. Exhibit 2: 2025-10, Authorizing Bank Account Signatories

Supervisor McIntyre requested that the Chairman review the bank accounts for any past irregularities; the Board agreed.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adopted Resolution 2025-10, Authorizing Bank Account Signatories, for the Cory Lakes Community Development District.

2. Exhibit 3: 2025-11, Adopting Parking and Towing Policy on Property Owned by the CDD

Supervisor McIntyre requested updating the titles to reflect Mr. Engle's current role. After clarification, the Board agreed to list him as "Facility Manager" and remove "Office Administrator." She also, recommended revising item four under Parking Restrictions by removing the phrase "unless authorized in writing by the District," so the sentence would simply begin with "No vehicles or vessels shall be parked on a sidewalk."

Supervisor Acoff raised a concern about whether the easement area between sidewalks and roads is clearly included as District property. Vice Chairman Apple suggested clarifying the language by updating the opening paragraph to include "easements" after "parking lots" in the phrase describing District property.

The Board discussed the need to clarify the overnight parking policy, particularly what qualifies as "overnight" and how guest passes are issued. Vice Chairman Apple noted current policy language was vague, and Supervisor McIntyre emphasized the need for a clear, written policy to avoid confusion or claims of discrimination. Ms. Marshall mentioned that guest parking pass should be obtained from the CDD office during business hours. It was suggested removing entirely item number two under parking restrictions, and the Board unanimously agreed.

Supervisor McIntyre recommended removing the parenthetical example explaining repeated violations while Vice Chairman Apple suggested removing the entire paragraph, and Chairman Belyea agreed, clarifying that they would keep only the last sentence regarding the reset period and the Board agreed.

Supervisor Acoff raised concern about the towing policy language, noting that it says "any subsequent violation would result in being towed," which implies a single prior warning is enough to trigger towing on the next offense. Vice Chairman Apple clarified the process: the first violation gets a sticker and, if not moved within 24 hours, is towed. If the vehicle violates again within a year, it is towed immediately without another warning. Supervisor McIntyre confirmed that this is the desired approach.

Chairman Belyea clarified that the language in towing procedures, item 1.a.i, should state the vehicle "is" subject to towing rather than "may be".

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH FOUR IN FAVOR, the Board adopted **Resolution 2025-11, Adopting Parking and Towing Policy on Property Owned by the CDD with changes as amended**, for the Cory Lakes Community Development District.

The Board agreed to send an updated notice with the towing policy and give residents one week before implementation.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to **authorize the Chairman to sign the towing contract after review by District Counsel**, for the Cory Lakes Community Development District.

C. Exhibit 4: 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.

##### **1. Update: Weir Project**

Mr. Krause reported that all permits for the weir project have been approved, and a pre-construction meeting with the vendor is scheduled for July 23. Mr. Sakellarides provided update to the Board on the patios. The Chairman noted that the pre-construction meeting could include discussion of staging areas and related matters. Mr. Krause confirmed that the individual might be aware of the fourth request, including where work could begin, an estimated duration, and potential staging areas.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **the proposal from Timber Intentions for the Beach Club deck in the amount of \$7,610.00**, for the Cory Lakes Community Development District.

Mr. Krause noted that only 44% of the facility maintenance budget have been used, with \$186,000 in contingency funds still untouched. Chairman Belyea acknowledged recent approvals could clear some backlog. Mr. Krause emphasized that they might still have funds available and would continue monitoring. Supervisor Acoff asked for clearer reports on spending impacts. Mr. Krause added they could bridge any gaps by tracking unpaid items. Vice Chairman Apple pointed to the FY 2025 project list and stressed adding newly approved items. Mr. Krause agreed and said they would keep tracking everything.

Vice Chairman Apple asked which weirs are being replaced. Mr. Krause said he would confirm with Mr. Reed and mark the damaged ones, noting two were flagged by SWFMWD and might need additional repairs in future inspections. Chairman Belyea asked Mr. Krause to speak with the engineer to clarify how many weirs there are, their locations, and their current conditions.

Chairman Belyea mentioned a \$7,000 drainage estimate for the volleyball court. Mr. Krause said it was a rough figure and more accurate quotes are coming. Vice Chairman Apple asked if it was reviewed during rain. Chairman Belyea questioned the delay. Mr. Sakellarides said the court had been checked, though not during rain, and measurements were taken and reported.

Chairman Belyea asked about the street pavers contract. Supervisor Acoff said the contractor found more damage at Cross Creek than expected and is updating the quote, while making temporary repairs. Delays were due to rain and contract issues, but the contractor is adding crews. Supervisor McIntyre noted Supervisor Acoff was designated as liaison to work with the vendor but said vendor management should now shift to staff, specifically, Mr. Engle. Supervisor Acoff agreed and asked that payment issues be addressed moving forward to avoid further delays.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved **the request for an alternative vendor to be presented to the Board for the Pavers Project**, for the Cory Lakes Community Development District.

Supervisor McIntyre made a motion that facilities staff takes over the management of the Pavers Project.

On a MOTION by Ms. McIntyre, SECONDED by Mr. Aliaga, WITH ALL IN FAVOR, the Board approved **that facilities staff takes over the management of the Pavers Project**, for the Cory Lakes Community Development District.

Mr. Krause explained that the contract had been sent to the vendor but had not yet been signed, and the vendor now wanted to make changes. He asked if the Board wanted it brought back if changes were made. Supervisor Acoff stressed the need to finalize the contract to avoid being bound unexpectedly. Supervisor McIntyre stated that if the vendor did not sign or wanted to amend it, it should return to the Board for review.

On a MOTION by Ms. McIntyre, WITH NO SECOND, the Board rejected **that in the event Brick Pavers do not sign the contract or wishes to amend the contract, the contract should be brought back to the Board for discussion and approval**, for the Cory Lakes Community Development District.

Chairman Belyea concluded they should move forward by transitioning to Mr. Engle, seeking alternative proposals, and proceed only if the Brick Pavers signs the original contract. The Board agreed.

B. Envera

C. JCS Investigations

Ms. Marshall reported ongoing and escalating parking issues. She highlighted three habitual offenders, where overnight parking and obstruction are common.

Supervisor McIntyre requested more detailed meeting minutes, especially on serious issues like parking violations and related safety concerns, so residents understand the full context. Supervisor Acoff cautioned against including unverified claims like fights. Mr. Mendenhall explained that minutes are typically summaries, not verbatim, and full recordings are available for those seeking more detail.

Ms. Marshall reported over 100 gate system failures in the past three weeks, causing delays and resident complaints. Chairman Belyea said replacement options are being explored. Ms. Marshall confirmed she contacted the lady about the furniture delivery multiple times with no response. She explained the complaint process involves immediate coordination between guards, management, and the property manager. Vice Chairman Apple stated they lack access to Morris Bridge gate records due to Envera system failures. Ms. Marshall confirmed the issue is on Envera's side and noted they've tried contacting the resident multiple times to verify key details needed to investigate the incident properly. Ms. Marshall said maintenance was improving and residents gave positive feedback on the beach policy.

Supervisor Acoff asked about added holiday security; Ms. Marshall said it was effective, with fewer complaints and better rule compliance. Vice Chairman Apple asked about enforcing the inclement weather policy, and Ms. Marshall said it's improving with no recent complaints.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to **instruct the facility management to erect inclement weather signs throughout the specified areas in the community: Volleyball, Tennis, Hockey, Soccer and Basketball courts**, for the Cory Lakes Community Development District.

Ms. Marshall requested a No Driving sign at the soccer field due to ongoing issues with vehicles on the field, which was raising safety concerns among parents.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to **put a single sign at the Soccer Field that says “No Driving”**, for the Cory Lakes Community Development District.

Supervisor McIntyre raised concerns about inconsistent enforcement of parking rules and emphasized the need for formal, written policies, not just emails for safety and liability, especially regarding pool use and other CDD facilities. She referenced the insurance company’s recommendation for documented policies. Chairman Belyea and other Supervisors acknowledged prior communication efforts and agreed that a finalized written policy should be created to align with insurance guidance and ensure consistent enforcement. Ms. Marshall said that policy was in the security report.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to **put lightning signs at the playgrounds**, for the Cory Lakes Community Development District.

Supervisor Aliaga asked whether the District was required to paint a crosswalk to help residents safely evacuate the amenities during lightning.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to **add discussion on crosswalks to the August agenda**, for the Cory Lakes Community Development District.

D. Exhibit 5: Juniper – Maintenance Quality Inspection Report conducted on 07/01/2025

Mr. Small reported regular maintenance and upcoming palm tree trimming, and mentioned proposals to share. Vice Chairman Apple brought up an issue on Canary Isle, where homeowners might be placing landscaping debris on CDD Property, and asked if Mr. Small had reached out to them. Mr. Small said he had not seen who was responsible and preferred not to confront anyone directly. Vice Chairman Apple suggested drafting a reminder letter. Chairman Belyea agreed to send a message to the entire community. Mr. Krause asked if the POA might be better suited to send it. Chairman Belyea said they would revisit the topic with Mr. Tatem.

1. Consideration/Approval of Enhancement Proposals:

a. Exhibit 6: Morris Bridge - \$5,650.32

Vice Chairman Apple asked if materials and labor on the invoice included an LMP markup; Mr. Small confirmed they did. Supervisor McIntyre asked where it would fall in the budget, and Mr. Mendenhall said it would likely come from the outside maintenance line, line 88.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Proposal from LMP for the Morris Bridge in the amount of \$5,650.32**, for the Cory Lakes Community Development District.

b. Exhibit 7: Playground - \$265.00

On a MOTION by Ms. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from LMP for the Playground in the amount of \$265.00**, for the Cory Lakes Community Development District.

c. Exhibit 8: Behind Pool (Sidewalk) - \$700.00

Mr. Small reported a damaged sod area behind the pool, caused by standing water. Chairman Belyea asked if the issue was due to rain or drainage and whether the underlying problem would be addressed. Mr.

242 Small explained that the water buildup has existed since the pool was installed, though the exact cause could not  
243 be pinpointed.

244 On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the  
245 **Proposal from LMP for the Sod Behind Pool (Sidewalk) in the amount of \$700.00**, for the Cory Lakes  
246 Community Development District.

247 d. Exhibit 9: Behind Clubhouse (Lakeside) - \$1,090.00

248 Mr. Small said they plan to replenish the rock behind both sides of the clubhouse, as they do every year.  
249 Supervisor Aliaga asked why it's done annually, and Mr. Small explained it's due to washout and kids throwing  
250 rocks. Supervisor Aliaga suggested finding a way to create a barrier to avoid the yearly expense. The Board  
251 decided to table this in the October meeting.

252 Supervisor McIntyre shared resident concerns about dead bushes. Mr. Small said many plants, especially  
253 in Cross Creek, are aging and noted that replacements are budgeted for next year. Supervisor Acoff said  
254 improvements are ongoing and progress would continue without exceeding the budget. Chairman Belyea asked  
255 about landscape inspections; Mr. Small said recent ones were delayed but plans to do one with Mr. Engle.

256 Vice Chairman Apple noted the 2026 project list aligns with the projected budget and asked why dead  
257 plants would not just be removed. Mr. Small said removals happen monthly. Supervisor McIntyre wished a full  
258 Cross Creek replanting proposal had been included, but Mr. Small said much has already been improved.  
259 Chairman Belyea suggested removing only dead or worn plants first, and Supervisor Acoff supported sticking  
260 with the original plan.

261 Supervisor McIntyre raised concerns about missing Washingtonian palms. Mr. Small said he previously  
262 proposed reusing large palms from Morris Bridge and noted that buying new ones could cost \$10,000 each.  
263 Chairman Belyea asked him to revisit that proposal and include it in next month's walkthrough report. Mr. Small  
264 said rainy season is ideal for planting due to high water needs. The original proposal was just over \$6,000.

265 Supervisor Acoff cautioned that some FY 2025 funds are already earmarked for the Empiric issue and  
266 urged careful budgeting. Vice Chairman Apple said his analysis shows they should stay on budget and have  
267 enough carryover.

268 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved  
269 the **Proposal from LMP to move Three Washingtonians in the amount of \$6,000.00**, for the Cory Lakes  
270 Community Development District.

271 2. Consideration/Approval of Irrigation Proposals

272 a. Exhibit 10: Controller #12 Replacement - \$707.14

273 b. Exhibit 11: Controller #18 Replacement - \$790.01

274 c. Exhibit 12: Hunter Nodes Replacement - \$1,118.00

275 These were already approved by the Chairman.

276 E. Exhibit 13: Steadfast - Waterway Inspection Report conducted on 07/08/25

277 Mr. Small reported hydrilla treatments have started. Rain might reduce effectiveness, but follow-up  
278 treatments are available.

279 **SEVENTH ORDER OF BUSINESS – POA Reports**

Vice Chairman Apple raised concerns about delays in setting up a meeting with the attorneys. Chairman Belyea noted that the Counsel mentioned conversations are ongoing, though no firm dates have been set. Vice Chairman Apple reiterated the need for urgency and requested to be present during the meeting.

**EIGHTH ORDER OF BUSINESS – Financial Items**

- A. Exhibit 14: Consideration/Acceptance of June 2025 Unaudited Financial Statements
1. Variance Report

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

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

- A. Regular Meeting & Closed Session: June 24, 2025

1. Exhibit 15: Summary of Motions
2. Exhibit 16: Meeting Minutes

Chairman Belyea noted that there were no comments under "Office Administrator" on line 239. The Board approved removing the item from the agenda moving forward.

Supervisor McIntyre stressed that meeting minutes should reflect when a majority agrees to add items or direct staff, as individual supervisors could not act alone. Chairman Belyea agreed a majority is needed, even if not by formal motion, and acknowledged the need for clearer documentation in the minutes.

Supervisor Acoff requested correcting line 268 from "Ms." to "Mr.," line 270 from "She" to "He," and updating line 280 to reflect "pool cushions."

On a MOTION by Ms. McIntyre, WITH NO SECOND, the Board rejected the **removal of the Summary of Motions**, for the Cory Lakes Community Development District.

- B. Continued Regular Meeting & Closed Session: July 2, 2025

1. Exhibit 17: Summary of Motions
2. Exhibit 18: Meeting Minutes

Supervisor Acoff noted that lines 54–58 incorrectly refer to him as "She" and that the meeting titled as a continuation of July 2 should be corrected to reflect it was a continuation of the June 24 meeting; Mr. Krause agreed, stating it was a titling issue and would be corrected.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **June 24, 2025 and July 2, 2025, Regular Meeting Minutes with changes as amended**, for the Cory Lakes Community Development District.

3. Exhibit 19: Action Item List as of July 11, 2025
4. Exhibit 20: Contract List as of July 10, 2025

**TENTH ORDER OF BUSINESS – Staff Report**

- A. District Counsel: Straley Robin Vericker, P.A. – *The following items were brought back from the last meeting.*

Supervisor McIntyre asked if the District Counsel had met with the Chairman; Chairman Belyea responded she spoke with him by phone and was surprised that the donation policy and towing policy were not



done appropriately, and noted that other items, like the Cachet letter, are still pending input from the engineer. Chairwoman Belyea shared that her conversation with District Counsel focused on current issues, and she was not ready to make a decision yet due to limited information. Supervisor Acoff expressed concern about the attorney's lack of responsiveness and asked for clarity on Belyea's stance. Vice Chairman Apple asked if the attorney had been given performance feedback. Belyea noted the delays might partly be due to the Board not providing needed information but said she plans to follow up again.

Supervisor McIntyre raised concerns about the District's Rules of Procedure, noting she received a redlined version from Mr. Carpenter and reached out to Mr. Babbar in May to confirm whether it had been adopted. Mr. Babbar replied in July that he was unsure if the document was ever adopted and suggested checking records. Supervisor McIntyre expressed concern that, despite being the attorney for 20 years, he was unaware of the document's status and requested the Board add it to next month's agenda for discussion, and the Board concurred.

1. Update: 17923 Cachet Isle

Chairman Belyea noted the Cachet Isle wetland restoration was discussed with the engineer. Mr. Krause said staff had submitted photos and would gather more. Chairman Belyea emphasized the need to keep the project moving, calling the delays irresponsible and added that attorney could act without a plan from the engineer.

2. Exhibit 21: Donation Collection Policy Statement

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted and adopted the **Donation Collection Policy effective July 17, 2025**, for the Cory Lakes Community Development District.

3. Exhibit 22: 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.*

Discussion of policies would continue on August 5, 2025 at 6:00 PM at the Beach Club.

B. Office Administrator

C. Facility Manager

1. Exhibit 23: July 2025 Report

2. Exhibit 24: Discussion: Property Damage by Vehicle – *This item was brought back from the last meeting.*

The issue in the grass area has been fixed and repaired at no cost to the District.

3. Consideration/Approval of Lake Rules Sign Proposal – *This item was brought back from the last meeting.*

a. Exhibit 25: Signarama - \$992.36

Supervisor McIntyre expressed concern that the existing signage content does not align with the current proposed rules and regulations, and suggested delaying sign changes until after the policies are finalized and coordination with the POA was complete. She cited age restrictions and fishing hours as areas needing clarification. Chairwoman Belyea agreed to place the item on the extended meeting agenda and requested Supervisor McIntyre share her notes with Mr. Krause for distribution.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board accepted the **Lake Rules Sign proposal from Signarama as soon as words are decided and finalized in the amount of \$992.36**, for the Cory Lakes Community Development District.

358 b. Exhibit 26: Sign Solutions - \$892.00

359 4. Exhibit 27: Consideration/Approval of Pool Filter Grids Replacement Proposal – Bandu -  
360 \$3,500.00

361 On a MOTION by Ms. McIntyre, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved the  
362 **Pool Filter Grids Replacement and Black Algae Treatment from Bandu in the amount of \$3,500.00 and**  
363 **\$1,100.00, respectively**, for the Cory Lakes Community Development District.

364 5. Exhibit 28: Consideration/Approval of Playground Repair and Clean Up Proposal –  
365 Playworx - \$23,247.12

366 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved  
367 the **Playground Repair and Clean Up Proposal from Playworx in the amount of \$23,247.12**, for the Cory  
368 Lakes Community Development District.

369 Mr. Engle presented a walk-on item regarding window tinting for the Beach Club, noting that combining  
370 both the front and back walls resulted in a discount of over \$1,300, with the men's bathroom tinting removed  
371 from the proposal.

372 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved  
373 the **walk-on Window Tint Proposal for the Beach Club from Solar/Tek in the amount of \$19,508.00**, for  
374 the Cory Lakes Community Development District.

375 Mr. Engle informed the board that the Back to School Bash, with vendors and DJ already arranged, and  
376 asked for input on the event timing. Supervisor McIntyre suggested a 1:00 – 3:00 p.m. timeframe based on past  
377 events, and Chairman Belyea confirmed Board approval for the event with a budget not to exceed \$4,000.

378 Mr. Engle stated the patio furniture would be picked up in 3–4 weeks in two phases, and communication  
379 would be sent to residents explaining this and reported that the original furniture and cushions quote was  
380 \$5,364.00, but they secured a better quote of \$4,542.95 from Florida Patio Furniture.

381 On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved  
382 the **walk-on item from Florida Patio Furniture for the Pool Furniture in the amount of \$4,542.95**, for the  
383 Cory Lakes Community Development District.

384 The basketball court resurfacing project would require locking the gates or putting up tape around the  
385 courts to restrict access. A notice about the project and court closure would need to be sent out to inform the  
386 community. Mr. Engle reported that Suncoast Rust completed sidewalk cleaning on July 10 and provided  
387 before-and-after photos. He added that they offered a \$475.00/month maintenance plan, which the Board could  
388 consider later. He added that Suncoast would also clean behind the pool and roadside signs, and they are holding  
389 their \$475.00 rate per well. Supervisor Acoff suggested including Morris Bridge due to buildup.

390 On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the  
391 **walk-on item from Suncoast Rust for the additional of 3 wells for Rust Removal Treatment in the amount**  
392 **of \$1,425.00/month**, for the Cory Lakes Community Development District.

393 Supervisor McIntyre asked about the hurricane preparation policy; Mr. Engle said a written SOP could  
394 be prepared. She also asked about the treadmill. Mr. Engle explained it is not yet fixed due to delays with the  
395 service company and a new issue caused by improper use. The needed part is ordered and should be installed by  
396 July 23. Mr. Krause noted that more information would be provided at the continuation meeting.

Supervisor McIntyre asked Mr. Engle if he was aware of the insurance company's inspection report from a few months ago, which listed several required safety updates. Mr. Engle said he was not familiar with the report. Supervisor McIntyre requested he review it to have it addressed.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to buy a treadmill in the amount of \$7,500.00, for the Cory Lakes Community Development District.

a. Exhibit 29: Installation Request Form

6. Ratification of Invoices:

a. Exhibit 30: Juniper – Irrigation Renovation (Well #2) - \$1,476.79

b. Exhibit 31: CIO Technology – Services - \$1,307.50

D. District Manager: Kai

Supervisor McIntyre asked for a FEMA update. Mr. Krause said all claims were submitted and the District was on track, but most damages might not meet FEMA's \$4,000 per-category threshold. Landscaping, broken into subcategories, likely won't qualify. Fence repairs might qualify, but roofing damage (\$1,200) and chimney caps fall short. Chairman Belyea questioned if two caps would exceed \$4,000; Krause clarified the quote was only \$1,200. Supervisor Acoff noted the Board thought fencing cost \$30,000 while Supervisor McIntyre emphasized fencing involves multiple areas.

1. Exhibit 32: FY 2024-2025 Meeting Schedule

2. Quorum Check for Regular Meeting, Public Hearing, and Closed Session – 08/21/2025 at 6:00 p.m.

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

*There being none, the next item followed.*

**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

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 Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved continuing the meeting on August 5, 2025, at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647, for the Cory Lakes Community Development District.

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

436 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
437 meeting held on August 21, 2025.

438

Signature

Signature

439

Printed Name

Printed Name

440 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman