

1 **MINUTES OF 07/17/25 CONTINUED REGULAR MEETING & CLOSED SESSION**
2 **TO 08/05/25 FOR CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
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4 The July 17, 2025 Continued Regular Meeting & Closed Session of the Board of Supervisors of the
5 Cory Lakes Community Development District was held Tuesday, August 5, 2025 at 6:00 p.m. at Cory Lakes
6 Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in
7 person as well as via ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode:
8 54321, or 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 6:02 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 Michael Sakellarides	Facilities Manager, JCS
23 Dane Engle	Facilities Manager, JCS
24 Steve Small	Account Manager, Juniper Landscaping
25 Ashley Tonkin <i>(via Zoom)</i>	Senior Account Manager, Envera
26 Vivek Babbar <i>(via Zoom)</i>	District Counsel, Straley Robin Vericker, P.A.
27 Mike Gurr	Vice President, Gurr Professional Services, Inc..

28 *The following is a summary of the discussions and actions taken at the August 5, 2025 Cory Lakes CDD*
29 *Board of Supervisors Continued Regular Meeting & Closed Session.*

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

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

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

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

34 A. Exhibit 1: Update: FY 2026 Proposed Budget

35 B. Consideration/Adoption of Resolutions

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

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

38 Mr. Krause recommended not using microphones, noting they might reduce Zoom audio quality.
39 Supervisor McIntyre suggested prioritizing the in-person audience and moving the speaker closer to the Zoom
40 microphone.

41 Chairman Belyea asked if any action was needed to approve the towing contract. Mr. Krause stated that
42 the Board had already approved it pending Counsel’s review, which had been completed, allowing the Chairman
43 to sign and proceed with community notification. Mr. Krause added that the Board could provide direction on a

start date. Chairman Belyea inquired whether the towing company had signed the contract. Mr. Krause responded that he had not yet received it but believed it had been signed.

Supervisor Acoff suggested identifying pending versus agenda items. Chairman Belyea stated the meeting would cover the Cachet Isle, and review the policies and procedures as planned.

Supervisor McIntyre asked to return to the towing policy resolution. Chairman Belyea explained that the resolution had been approved and signed at the last meeting, the contract has been reviewed and approved by Mr. Babbar sent to the towing company for signature. She noted they were requesting a status update and emphasized that, while the policy was in place, a notice still needed to be sent to residents to announce its enactment.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved to send an email to all residents announcing Activation of the Towing Policy, effective 10 days from the date of notice, 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

B. Envera

C. JCS Investigations

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

1. Consideration/Approval of Enhancement Proposals:

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

b. Exhibit 7: Playground - \$265.00

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

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

2. Consideration/Approval of Irrigation Proposals

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

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

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

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

SEVENTH ORDER OF BUSINESS – POA Reports

EIGHTH ORDER OF BUSINESS – Financial Items

A. Exhibit 14: Consideration/Acceptance of June 2025 Unaudited Financial Statements

1. Variance Report

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

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

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

1. Update: 17923 Cachet Isle

Mr. Gurr, representing the property owners, explained they were trying to resolve two main issues: a cracked garage built over an easement and an old, clogged drainage line causing backyard flooding and wildlife issues. The owners proposed relocating the stormwater line to the front of the property at their own expense (up to \$150,000.00). Mr. Gurr said SWFWMD had given preliminary approval.

Chairman Belyea asked if the issue was with the drainage line, which Mr. Gurr confirmed. She asked about the status of the required forms, and Mr. Gurr said only the Board's signature and payment were pending. He noted that the old pipe had been half-filled with dirt, causing flooding, and the new design would solve the problem but required an easement.

Supervisor McIntyre raised concerns, stating the flooding seemed to have started after the homeowner made changes. She stressed the need for written approval from SWFWMD, the District Engineer, and the attorney before any decision could be made. Supervisor Acoff agreed, saying the Board needed full documentation and collective review. He supported resolving the issue but said they couldn't act without all facts. Mr. Gurr clarified the letter requested was only to make the Board a party to the permitting process. Supervisor Belyea reiterated the need for all formal approvals before bringing it back to the Board.

Mr. Babbar added that prior, Board direction was to restore the property to its original permitted state. He said the new proposal deviated from that and noted the Board had not been included in planning for over a year. He confirmed the resident had invested significant resources, but the CDD also incurred costs reviewing violations and proposals. He emphasized that SWFWMD approval and the District Engineer's input were essential before proceeding. He also mentioned the potential for reimbursement to the CDD for legal and engineering fees.

Chairman Belyea confirmed the matter would be revisited at the August 21 meeting once all required documents and recommendations were received. Supervisor Acoff concluded by reaffirming the Board's willingness to resolve the issue, pending proper documents and recommendations.

Resident addressed the Board and stated he was unaware of the flooding on his property prior to purchasing it. He reported that a survey revealed a second issue: a portion of his garage wall was built on the easement. The resident also noted that, according to his neighbors, drainage in the area has improved since he made modifications to his property. Resident explained they discovered two issues after moving in: a drainage line running through the backyard and a garage built on an easement. They took responsibility for the drainage issue and hired Mr. Gurr's firm to propose a solution, which involves relocating the line to the front yard. Mr. Babbar said proper rights and approvals were needed, and the District Engineer would review.

2. Exhibit 21: Donation Collection Policy Statement
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.*

Supervisor Acoff recommended adding "pool" under amenities and questioned the use of the term "patron." Mr. Krause explained that "patron" refers to anyone with facility access, typically age 14 and up, while "adult" is defined separately. Chairman Belyea and Supervisor McIntyre confirmed that fingerprint access begins at age 14, which justifies the term "patron."

Supervisor McIntyre recommended replacing "District Staff" with "Amenity Management Staff" throughout the document, as the District no longer employs staff directly. Chairman Belyea asked for feedback on using "amenity management staff." Mr. Krause felt the existing language was broad enough, the term "including but not limited to" offers flexibility in definitions. Chairman Belyea preferred leaving the term as-is.

Vice Chairman Apple suggested revising the second sentence on the second paragraph under law enforcement officers by adding "to those" before "who fail to obey the policies" for clarity. Supervisor Acoff raised concern about the first sentence's wording, particularly the phrase "congregated at the Amenity Facilities with no real purpose," stating he understood the intent but disliked the phrasing. Vice Chairman Apple confirmed that the phrase "congregate at the amenity facilities with no real purpose at any time of day" would be removed. Chairman Belyea said it'll be replaced with "loitering."

The Board discussed identification requirements under enforcement policies. The Board agreed to revise the language to state patrons and guests must provide a "home address and/or identification" when requested. And on the last sentence the Board also agreed to remove the sentence: "Any resistance to comply or negative confrontation with District staff or the security guard may result in a suspension."

The Board approved several revisions to the General Provisions. Item 5 was removed entirely. In item 6.b., the word "Lake" was added after "playground," and language was added to clarify that "it is open daily during posted hours, or if hours are not posted, then open daily from 30 minutes after sunrise and are closed 30 minutes before sunset, except for activities pre-approved by the District. The District may change posted hours without notice." Item 6.e. was updated to state that The Beach Club will be closed on the following holidays: New Year's Day, Martin Luther King Day, Washington's Birthday, Memorial Day, Juneteenth, July 4th, Labor Day, Columbus Day, Veterans Day, Easter, Thanksgiving Day, and Christmas Day. In item 7, "Morris Bridge" was changed to "Cross Creek." Item 10 was revised to replace "park facilities" with "district properties." Item 11 was removed entirely. In Item 12, the phrase "(See Towing Policy)" was added at the end of the sentence.

Item 15 was revised to change the second sentence to: "Anyone found to be in violation will be asked to leave the amenity immediately," and to add the sentence: "All patrons, guests, district staff, and contractors must treat each other with mutual respect." Item 16 was updated to remove the phrase "or its designated committee." Item 17 was revised to replace "in common areas or in the community lake" with "on district property." In item 20, the first sentence was changed to: "No weapons should be brought onto District property except for contracted security services and law enforcement personnel." In item 22, the age was changed from 15 to 14. In item 24, the word "contractors" was added after "employees."

In item 29, the Board raised questions regarding who has access to security reports and body cam footage. Counsel was asked whether the District is required to release this information and if identifying information should be redacted. In item 30.a., the age was changed from 16 to 14, and item 30.b. was removed entirely. In item 31, the second sentence was removed, and "and district security" was added after "enforcement authorities." In item 33, the word "Board" was added after "District" at the end of the first sentence.

Additionally, new provisions were added: item 34: "District property and facilities cannot be used as a drop-off point for any third-party donation collections.", item 35: "Any planned events using district property must receive prior Board approval at least 60 days prior to the planned event. A fee may be charged if additional costs to the District are incurred.", item 36: "Any CDD property or equipment that is found to be damaged or unsafe should be promptly reported to district staff.", item 37: "District staff are authorized to cancel or discontinue any programs, events, services, or activities due to safety concerns or conflicts in the operation of any district facilities.", and item 38: "Any signs posted on CDD Property must be authorized by the CDD Board."

B. Office Administrator

C. Facility Manager

Chairman Belyea shared resident concerns about the plain appearance of the Morris Bridge entrance and suggested adding plants for height. Supervisor Acoff noted color will improve the look and cautioned that added plants might require frequent maintenance once they grow taller.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **the proposals from Enos Executive Painting for Pressure Wash and Paint for all the Monument, Clubhouse, Pool House and Guard House in the amount of \$49,500.00 and \$14,700.00, respectively**, for the Cory Lakes Community Development District.

Supervisor Acoff made a motion to approve the proposal from The Cary Company.

On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **the proposals from The Cary Company for Full Assembly Receptacles in the amount of \$1,729.53**, for the Cory Lakes Community Development District.

Chairman Belyea made a motion to approve the proposal from Day Metal Products, LLC.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the proposals from Day Metal Products, LLC for Chimney Cap replacements in the amount of \$2,543.22**, for the Cory Lakes Community Development District.

Vice Chairman Apple made a motion to approve the proposal from A#1 Seamless Gutter Solutions.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the proposals from A#1 Seamless Gutter Solutions for Gutter on Guard House in the amount of \$981.00**, for the Cory Lakes Community Development District.

Mr. Engle reported that while relocating and reactivating some fountains, all four electrical boxes were tagged as needing GFI protection and proper electrical setup. Vice Chairman Apple asked if a legitimate Hillsborough County inspector issued the tags. Mr. Engle responded that no formal notice or communication was received, only the tags placed on the boxes.

Mr. Engle reported that the 10 rails and half of the deck at Cory Lake Boulevard were completed. The contractor, due to upcoming out-of-state work, requested to schedule the remaining deck repairs and splitter replacements for November. Mr. Engle will provide a formal proposal at the next meeting estimated cost is between \$22,000 and \$25,000.

Mr. Engle updated the Board on the paver project, stating that he contacted five companies. Two declined due to the project's size, one initially declined but later showed interest pending geo mapping, and Elite Pavers provided a quote after inspecting the proposed areas. Supervisor Acoff supported the Elite Pavers proposal, noting the company's solid methods and pricing. He cautioned that if the Board proceeds, they must fully commit, considering many subcontractors work across developments. The total project cost is \$140,000, but only about \$80,000 is available now. Supervisor Acoff suggested negotiating with the vendor to start part of the work now and complete the rest after new funds are available in December. Chairman Belyea asked Mr. Krause to review the current and carryover paver funds before the next meeting to assess whether the contract could be initiated.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to revoke the contract and agreement with Brick Pavers**, for the Cory Lakes Community Development District.

Mr. Engle informed the Board that the treadmill in the fitness center had been repaired. A new treadmill that was previously considered, costing \$7,924 do not include electrical work or space adjustments. Chairman Belyea suggested holding off on the purchase now that the current treadmill is working, and the Board unanimously agreed.

1. Exhibit 23: July 2025 Report
2. Exhibit 24: Discussion: Property Damage by Vehicle – *This item was brought back from the last meeting.*
3. Consideration/Approval of Lake Rules Sign Proposal – *This item was brought back from the last meeting.*
 - a. Exhibit 25: Signarama - \$992.36
 - b. Exhibit 26: Sign Solutions - \$892.00
4. Exhibit 27: Consideration/Approval of Pool Filter Grids Replacement Proposal – Bandu - \$3,500.00
5. Exhibit 28: Consideration/Approval of Playground Repair and Clean Up Proposal – Playworx - \$23,247.12
 - 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

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)

TWELFTH ORDER OF BUSINESS – Supervisors Requests

Supervisor McIntyre asked about any EEOC complaints. Mr. Krause confirmed one was filed but later dismissed. No lawsuits have been filed against the CDD.

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

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On a MOTION by Ms. Belyca, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:47 p.m., for the Cory Lakes Community Development District.

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**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.*

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

253


Signature


Signature

254

Larry B. Kumsedi
Printed Name

Ann E. Belyca
Printed Name

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Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman