

1 **MINUTES OF 08/21/25 REGULAR MEETING & CLOSED SESSION**
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The Regular Meeting, Public Hearing, and Closed Session of the Board of Supervisors of the Cory Lakes
5 Community Development District was held Thursday, August 21, 2025 at 6:00 p.m. at Cory Lakes Beach Club,
6 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well
7 as via 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 & Budget Manager, Kai |
| 21 Brandy Marshall | Lieutenant, JCS |
| 22 Dane Engle | Facilities Manager, JCS |
| 23 Steve Small | Account Manager, Juniper Landscaping |
| 24 Jeff Tatem | President, POA |
| 25 Vivek Babbar <i>(via Zoom)</i> | District Counsel, Straley Robin Vericker, P.A. |
| 26 Charles Reed <i>(via Zoom)</i> | District Engineer, Johnson Engineering, Inc. |
| 27 Ashley Tonkin <i>(via Zoom)</i> | Account Manager, Envera |

28 *The following is a summary of the discussions and actions taken at the August 21, 2025 Cory Lakes*
29 *CDD Board of Supervisors Regular Meeting, Public Hearing, and Closed Session.*

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

31 Chairman Belyea welcomed attendees, stated it was a regular CDD meeting, noted that the public
32 hearing on the budget would be announced during the agenda, and explained the Board would review the budget,
33 take public comments, and then vote. She thanked everyone for their participation.

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

35 Supervisor McIntyre thanked attendees and acknowledged the effort behind the budget. She expressed
36 concern that it lacked funding for a reserve account, which she believed was vital for the community’s financial
37 stability and home values. She noted that many residents shared this concern and emphasized the importance of
38 representing their voices. Supervisor McIntyre noted that only she and one other member were elected by
39 residents, which made it even more important to consider residents’ voices.

40 Supervisor Acoff emphasized that Supervisors do not show up to show out and that managing the budget
41 was a year-round responsibility. He also stated that he ran for his seat in 2020 and knocked on doors. He said
42 that instead of funding reserves, the Board wisely reinvested in critical infrastructure due to the community's
43 current needs. He acknowledged past financial challenges and believed that their approach would ensure long-
44 term sustainability and restore home values.

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

Mr. Bui questioned the \$8,000 budget for audio/visual repairs, suggesting the Wi-Fi could have been improved for less. The resident also requested more clarity on the \$30,000 allocated for fitness equipment, noting only a few machines were replaced.

FIFTH ORDER OF BUSINESS – Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

1. Update: 17923 Cachet Isle

Mr. Reed informed the Board that a homeowner on Cachet Isle had built a pathway through a wetland without a permit and was now seeking after-the-fact approval from SWFWMD, which would include penalties. He confirmed the CDD would not have maintenance or financial responsibility and that removing the path could cause more harm.

Vice Chairman Apple and Supervisor Acoff raised concerns about risk and impact, but Mr. Reed stated there was no change to drainage or added risk. The permit could not move forward without the CDD co-signing, and the attorney would draft an agreement protecting the CDD. Chairman Belyea and Supervisor McIntyre agreed the homeowner should cover related costs.

Supervisor Acoff voiced frustration that the CDD lacked formal documents regarding the permit issue at Cachet Isle and requested access to the actual drawings for clarity. Mr. Babbar confirmed that he had asked the Water Management District whether a land swap was needed and was told it was not. Mr. Babbar gave the conditions as follows: The resident would enter into an agreement with the CDD to reimburse all related expenses including outstanding costs prior to signing the SWFWMD permit, assume full responsibility and liability for SWFWMD compliance, indemnify the CDD, and pay all permit-related fees directly to SWFWMD. Additionally, once SWFWMD approved the completed work, the resident would sign a recorded agreement binding future property owners to the same requirements. The CDD would not convey the requested 0.33 acres of property but was willing to allow the existing pathway to remain, pending SWFWMD approval, as part of the recorded agreement. Mr. Babbar stated that he would not draft any legal documents until the homeowner agreed, at which point he could prepare them in about ten days.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **Subject to conditions outlined by District Counsel, a motion to authorize the CDD's execution of the requested SWFWMD Application as a co-permittee for the modifications requested by 17923 Cachet Isle. District staff would communicate the conditions to the resident and if they agree, then District Counsel would draft the agreement,** for the Cory Lakes Community Development District.

Vice Chairman Apple asked for an update on the weir repairs. Mr. Reed said construction would start in early September and take about 12 weeks. Lake water would be used for mixing concrete, with no environmental concerns. These repairs followed a SWFWMD audit. Vice Chairman Apple noted future audits might require more repairs, and Mr. Reed agreed to check the other weirs. Supervisor Acoff asked about the volleyball court, and Mr. Reed said replacement could cost up to \$7,000 and take six weeks. A quote would be shared at the next meeting.

B. Envera

Ms. Tonkin confirmed one open work order and said outage credits had been applied, promising to verify. Supervisors raised concerns about frequent gate and system crashes, requesting monthly performance reports. Ms. Tonkin agreed to provide data by the next meeting. Supervisor McIntyre mentioned a \$625 vendor charge caused by a no-show technician. Vice Chairman Apple stressed the need for immediate improvements, and Ms. Tonkin committed to addressing the issues.

C. JCS Investigation

From July 24 to August 15, there were 29 maintenance requests and 181 security incident reports involving various issues, including vandalism, trespassing, and off-leash pets. Ongoing problems with Envera were noted, including frequent gate malfunctions, Wi-Fi disruptions, and equipment failures. Continued non-compliance with parking rules was highlighted, with over 1,200 violations since last year. Physical daytime coverage was recommended to help manage these issues.

D. Juniper

Mr. Small addressed plant and drainage issues, confirmed all approved plantings are complete, and is open to proposals for future monument upgrades. Board members raised concerns about dead plants, drainage near Arbor Green, and potential landscaping improvements.

E. Exhibit 1: Steadfast – Waterway Inspection Report conducted on 08/12/25

Supervisor McIntyre raised concerns about water lilies in a pond near the Cross Creek entrance. Mr. Engle confirmed that treatment is already underway.

1. Exhibit 2: Consideration/Approval of Updated Aquatic Maintenance Contract - \$4,965.00/month

Supervisor McIntyre noted that the insurance inspection report recommended reviewing all vendor contracts to ensure proper legal and insurance provisions are included. Chairman Belyea confirmed that District Counsel Mr. Babbar reviews all major contracts prior to execution.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **Updated Aquatic Maintenance Contract from Steadfast in the amount of \$4,965.00 per month**, for the Cory Lakes Community Development District.

SIXTH ORDER OF BUSINESS – POA Reports

Mr. Tatem thanked the team for progress on guest registration, which helped identify non-compliant tenants. He expressed concerns about ongoing speeding and traffic violations, noting that while JCS generated reports, they lacked detail. He suggested upgrading the current camera system to capture speed data and photos for more effective enforcement and potential fines. Mr. Tatem also reminded the Board that residents were responsible for their guests' behavior. Lastly, he proposed holding a combined meeting in November to educate the community on the roles of the CDD, POA, JCS, and Envera.

Mr. Bonney with Complete IT explained that his company had been in business for 13 years, originally starting in IT before expanding into security systems. They offered a proposal including a new access control system, updated cameras with license plate recognition, a secure Wi-Fi network, and system integration for gate and amenity access. He noted that existing gate operators and underground loops were likely 20 years old and should be replaced during ongoing construction. The system would support mobile phone access, key fobs, visitor passcodes, and could track users by groups such as renters with expiration dates. If the Envera database could not be accessed, all residents would need to re-register. Custom training videos and support services were included.

The proposed cameras would range from 4 to 5 megapixels with features like starlight visibility and 60-day data retention, stored both onsite and in the cloud. License plate readers would be installed at all gates, but speed tracking was not confirmed. Amenity access would be controlled via phone or fob, and the system could log visitor data. While the hardware would be owned by the community, the software would remain proprietary. Short-term rental enforcement and visitor history reporting would be possible with additional configurations.

Supervisor Acoff asked if the project would go through an RFP, stressing the need for a clear scope. Chairman Belyea said Mr. Engle was gathering proposals to replace Envera. Supervisor Aliaga asked about pricing, and Mr. Joe stated his company offered balanced pricing, though cheaper options might exist. Mr. Joe explained the system used Bluetooth mobile passes, not cell signals, and backup options could be added. He

confirmed revisions to the proposal would be made based on Board feedback. Concerns were raised about gate control, with Mr. Joe stating manual override could be added. Supervisor McIntyre and Mr. Krause asked about data access, system compatibility, and ownership. Mr. Joe confirmed hardware would be owned by the District, but some software features were proprietary. Chairman Belyea emphasized the need for an RFP and inclusion of JCS in future planning.

SEVENTH ORDER OF BUSINESS – Financial Items

A. Exhibit 3: Consideration/Acceptance of the Audited Financial Statements for the year ended September 30, 2024

Supervisor Acoff asked for the final end-of-year balance, noting there had been many numbers discussed and requesting clarification on the exact amount remaining.

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH Mr. Acoff ABSTAINING, the Board accepted the **Audited Financial Statements for the year ended September 30, 2024**, for the Cory Lakes Community Development District.

B. Exhibit 4: Consideration/Acceptance of July 2025 Unaudited Financial Statements

1. Variance Report

Vice Chairman Apple explained that earlier financial reports showed about \$200,000 in unassigned funds, but this was corrected to \$53,000 after accounting for interest income, restricted funds, and reserve allocations. Supervisor Acoff reminded the Board that part of the funds was already set aside for two months of working capital, and expressed concern that the numbers no longer matched prior plans.

Ms. Moore noted that after expected spending, around \$93,000 might remain. However, Supervisor Acoff insisted the goal was to keep \$200,000 available for a switch away from Envera, and the drop from \$248,000 to \$57,000 was not normal. Chairman Belyea and Supervisor McIntyre questioned whether enough funds were available for Envera's removal, considering the bids ranged from \$125,000 to \$205,000.

Supervisor Acoff warned that relying on optimistic assumptions was risky, stating the facts showed a different financial picture than planned. He also questioned why the audit delay had been presented as unique to their district when other districts were affected as well.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH Mr. Aliaga and Mr. Acoff VOTING NAY, the Board accepted the **July 2025 Unaudited Financial Statements**, for the Cory Lakes Community Development District.

EIGHTH ORDER OF BUSINESS – Business Items

A. FY 2025-2026 Budget Public Hearing

1. Open Public Hearing

Supervisor Acoff stepped away during the vote.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board opened the **FY 2025-2026 Budget Public Hearing**, for the Cory Lakes Community Development District.

2. Exhibit 5: Presentation of the FY 2025-2026 Budget

a. Exhibit 6: Affidavits of Publication: July 25 & August 1, 2025

Ms. Moore stated the budget remained unchanged except for the addition of the Fiscal Year 2025 project list. Mr. Krause added that updated versions with line items were printed and hard copies were placed on the back table.

Supervisor McIntyre noted some storm drains were over 50% blocked and believed cleaning had not been budgeted. Mr. Krause clarified that the budget for stormwater drainage was included in the package. Supervisor McIntyre also suggested funding the reserve study. Chairman Belyea and Supervisor Acoff agreed to focus on restoring the community first and planned to begin building the reserve fund next year after the note was paid off.

3. Public Comments

A resident proposed adding a project to repair the hockey rink, noting that the fence was damaged and potentially dangerous, the Boards needed maintenance, and a small pothole near the back corner should be fixed.

A resident asked about the status of the district's reserve study and expressed interest in knowing where it stood.

4. Close Public Hearing

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board closed the **FY 2025-2026 Budget Public Hearing**, for the Cory Lakes Community Development District.

B. Exhibit 7: Consideration/Adoption of Resolution 2025-12, Adopting the FY 2025-2026 Budget

1. Exhibit A: FY 2025-2026 Adopted Budget

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH Ms. McIntyre VOTING NAY, the Board adopted **Resolution 2025-08, Adopting FY 2025-2026 Budget**, for the Cory Lakes Community Development District.

Ms. Belyea made a motion to change the resolution number of previously adopted resolution from 2025-08 to 2025-12.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to **amend the motion to adopt the FY 2025-2026 Budget by changing the resolution number from 2025-08 to 2025-12**, for the Cory Lakes Community Development District.

C. FY 2025-2026 Levying O&M Assessments Public Hearing

1. Open Public Hearing

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board opened the **FY 2025-2026 Levying O&M Assessments Public Hearing**, for the Cory Lakes Community Development District.

2. Public Comments

3. Close Public Hearing

On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board closed the **FY 2025-2026 Levying O&M Assessments Public Hearing**, for the Cory Lakes Community Development District.

D. Exhibit 8: Consideration/Adoption of Resolution 2025-13, Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget

1. Exhibit A: FY 2025-2026 Budget

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-09, Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget**, for the Cory Lakes Community Development District.

Ms. Belyea made a motion to change the resolution number of previously adopted resolution from 2025-09 to 2025-13.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to **amend the motion to adopt the Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget by changing the resolution number from 2025-09 to 2025-13**, for the Cory Lakes Community Development District.

E. Exhibit 9: Consideration/Adoption of Resolution 2025-14, Adopting the FY 2025-2026 Meeting Schedule

1. Exhibit A: FY 2025-2026 Meeting Schedule

On a MOTION by Ms. Belyea, SECONDED by Mr. Aliaga, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-14, Adopting the FY 2025-2026 Meeting Schedule**, for the Cory Lakes Community Development District.

F. Discussion: Crosswalks

Supervisor Aliaga raised concerns about missing signage at the school bus stop. Chairman Belyea supported adding a sign, and Mr. Engle agreed to look into it. Mr. Engle said paint for crosswalks was not feasible and recommended installing signs instead, with pricing expected by Monday.

G. Exhibit 10: Discussion Rules of Procedures

Supervisor McIntyre suggested postponing the rules discussion. Vice Chairman Apple confirmed the district had a 2014 version. Supervisor Acoff said it needed updates, and the Board agreed to revisit it later until it was brought up again.

H. Update: Road Pavers

Ms. Moore assured the Board there was \$125,000 budgeted for Fiscal Year 2025, with \$28,474 already spent, leaving \$96,526 remaining. She also reminded them of an additional \$93,000 available from the contingency line, providing a financial buffer for the project list.

I. Exhibit 11: Discussion: 2025 Reserve Study – *This item was brought back from the last meeting.*

The Board tabled the item for the next meeting.

J. Exhibit 12: Discussion: Emergency Action Plan – Hurricane Emergency Response and Recovery

Supervisor McIntyre suggested adding more detail to the document, including securing pool furniture, addressing damaged fences, and evaluating picnic tables and sports facilities. Supervisor Acoff had several comments but was unsure if this was the right setting to share them. Chairman Belyea stated that each Board member should have sent comments to Mr. Engle, who would review them before the next meeting.

On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to **table the Emergency Action Plan – Hurricane Emergency Response and Recovery to September Meeting with all Supervisors sending comments to Mr. Engle for review**, for the Cory Lakes Community Development District.

NINTH ORDER OF BUSINESS – Approval of Minutes

A. Regular Meeting & Closed Session: July 17, 2025

1. Exhibit 13: Summary of Motions

2. Exhibit 14: Meeting Minutes

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **July 17, 2025, Regular Meeting & Closed Session Minutes**, for the Cory Lakes Community Development District.

B. Continued Regular Meeting & Closed Session: August 5, 2025

1. Exhibit 15: Summary of Motions

2. Exhibit 16: Meeting Minutes

Supervisor Acoff noted that it should have stated the continuation from July 17, 2025. Chairman Belyea clarified that line 235 should have referred to Supervisor McIntyre, not herself.

On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the **August 5, 2025, Continued Regular Meeting & Closed Session Minutes with changes as amended**, for the Cory Lakes Community Development District.

3. Exhibit 17: Action Item List as of August 14, 2025

Vice Chairman Apple questioned the need for history back to 2021. Mr. Krause said it could have been presented differently. Chairman Belyea recommended including only the current fiscal year to be presented to the Board moving forward; the Board consented. Mr. Krause agreed.

4. Exhibit 18: Contract List as of August 14, 2025

Mr. Krause confirmed that this only contain contractor information.

TENTH ORDER OF BUSINESS – Staff Report

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

1. Exhibit 19: Consideration/Approval of CDD Revised Policies as of July 2025

Supervisor McIntyre suggested extending the meeting to discuss the revised policies, noting that the previous approach was very effective. The discussion was scheduled for the continued meeting on September 11, 2025.

B. Facility Manager

1. Exhibit 20: July 2025 Report

Mr. Engle followed up on the pool heaters, asking if approval was being postponed, noting the price had increased from around \$24,000–\$25,000 to \$29,000. Mr. Krause recalled that the Board had approved setting aside funds in the budget but had not approved a vendor. He added that the project was delayed until fall due to budget confirmation and warm weather.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Proposal from Bandu for Four Pool Heater Replacement in the amount of \$28,848.45**, for the Cory Lakes Community Development District.

Supervisor Acoff raised concerns about whether the spending would impact the \$53,000 threshold. Ms. Moore clarified that it would not, explaining there was still \$93,000 available in the Fiscal Year 2025 project lines based on current and anticipated spending.

2. Consideration/Approval of Proposals:

a. Exhibit 21: Timber Framing/Repair – Timber Intentions - \$23,040.00

Mr. Engle said the deck and beam work would continue, with the contractor available between October and November.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from Timber Intentions for Timber Framing Repair for implementation in October of FY 2026 in the amount of \$23,040.00**, for the Cory Lakes Community Development District.

b. Exhibit 22: Paver Replacement – Elite Pavers - \$145,278.66

A proposal was presented for paver replacement, recommending an upgrade from 60mm to more durable 80mm pavers due to heavy traffic for an additional amount of \$15,000.00. The earliest start date could have been late October or early November, with a three-week lead time for materials. While an exact color match for existing pavers might not be possible, efforts would be made to get close. Repairs to uneven sections could also be handled. Traffic could be maintained by working on one side of the road at a time, with coordination from security. A right-of-way permit would be needed for any road closures. The contractor was open to phasing the work and confirmed a proper base of at least six inches of road-grade rock would be used.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the **Proposal from Elite Pavers for Pavers Replacement of 80 mm with Cory Lake Isles responsible for providing traffic control in the amount of \$160,278.66**, for the Cory Lakes Community Development District.

The Board discussed the matter of the ice machine and agreed that there should not be an outdoor ice machine. It was decided that the existing indoor machine should remain functional and available for individuals renting the facility. However, concerns were raised about potential misuse, and it was acknowledged that the machine could be abused if not properly monitored.

c. Exhibit 23: Protection for 4 Water Fountains – Don Harrison - \$17,900.00

Mr. Engle stated that the update included all electrical boxes, wiring, code, and permitting. Supervisor Acoff confirmed it would come from the operating expense budget. Ms. Moore discussed the financials and exchanged ideas with the Supervisors. She asked if the \$17,900 should be added to the fiscal year 2025 project list, and received confirmation.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from Don Harrison Enterprises for the Electrical Work for the Water Fountain in the amount of \$17,900.00**, for the Cory Lakes Community Development District.

Mr. Engle discussed a notice to residents about staff treatment and community conduct. Chairman Belyea and Vice Chairman Apple supported sending it, stressing proper complaint channels. Supervisor McIntyre noted possible consequences for mistreatment. Mr. Krause recommended using the customer support email CoryLakes@hikai.com. He suggested the Board provide initial wording to be refined by his team and proposed sending a positive message first, followed by a firmer one if needed.

d. Exhibit 24: Amenity Services – JCS - \$194,469.60

Vice Chairman Apple supported approving the contract for stability, with the option to seek alternative quotes later under the \$200,000 budget. Supervisor Acoff said the team was performing well and there was no need to make changes.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Proposal from JCS for Amenity Services in the amount of \$194,469.60**, for the Cory Lakes Community Development District.

Supervisor McIntyre proposed opening the Beach Club for four hours on Sundays due to issues when no staff were present. She cited lack of supervision and personal experience. Supervisor Acoff and Chairman Belyea said they had not heard complaints and suggested observing the situation first.

3. Ratification of Invoices – This item was brought back from the last meeting

a. Exhibit 25: Juniper – Irrigation Renovation (Well #2) - \$1,476.79

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Ratification of Invoices to Juniper for the Irrigation Renovation of Well #2 in the amount of \$1,476.79**, for the Cory Lakes Community Development District.

b. Exhibit 26: CIO Technology – Services - \$1,307.50

On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Ratification of Invoices to CIO Technology for their Services in the amount of \$1,307.50**, for the Cory Lakes Community Development District.

C. District Manager: Kai

1. Exhibit 27: FY 2024-2025 Meeting Schedule

2. Quorum Check for Regular Meeting and Closed Session – 09/18/2025 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

Supervisor McIntyre asked about the status of the credit card for Mr. Engle, and Mr. Engle confirmed he had received it.

Supervisor Acoff asked for a towing update. Mr. Marshall said towing had begun, with over 1,200 violations but no tows yet. Chairman Belyea and Ms. Marshall discussed permit issues, while blocked sidewalks were identified as a growing concern. Mr. Krause emphasized it was a safety and code issue. Towing was expected soon for repeat offenders.

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

A. Open Closed Session

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

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

1. Envera

2. JCS Investigations

C. Close Closed Session

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

The Supervisors had a discussion about restricting access to the amenities after hours. Mr. Krause suggested adding a chain with a "CLOSED" sign and sending a community reminder. Chairman Belyea and Supervisor McIntyre agreed that clear signage was necessary. Supervisor Acoff raised the question of gate opening times, and Mr. Krause noted it should be closed at 10:30 PM and reopened at 5:00 AM.

On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to spend for installation of two metal poles, chain, and signs in the amount not to exceed \$1,000.00**, for the Cory Lakes Community Development District.


Chairman Belyea suggested moving the gate back, and Mr. Engle agreed to take care of it.

FOURTEENTH ORDER OF BUSINESS – Adjournment

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **continuing the meeting on September 11, 2025, at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647 to discuss Policies and Procedures**, 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 September 18, 2025.


Signature

Larry Krause
Printed Name


Signature

Ann E Belyea
Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman