

MINUTES OF 10/16/25 REGULAR MEETING & CLOSED SESSION
CORY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting, and Closed Session of the Board of Supervisors of the Cory Lakes Community Development District was held Thursday, October 16, 2025 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969, Passcode: 54321, or telephonically at +1-305-224-1968.

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

Chairman Belyea called the meeting to order at 6:00 p.m., conducted roll call, and led everyone in reciting the Pledge of Allegiance.

Present and constituting a quorum were:

Ann Belyea	Board Supervisor, Chairman
Todd Apple (<i>via Zoom</i>)	Board Supervisor, Vice Chairman
Ronald Acoff	Board Supervisor, Assistant Secretary
Cynthia McIntyre	Board Supervisor, Assistant Secretary
Juan Aliaga	Board Supervisor, Assistant Secretary

Also present were:

Larry Krause	District Manager, Kai
Sonia Valentin (<i>via Zoom</i>)	Director of Accounting, Kai
Dane Engle	Facilities Manager, JCS
Michael Sakellarides	Facilities Manager, JCS
Vincent Palevich	Assistant Manager, JCS
Vivek Babbar (<i>via Zoom</i>)	District Counsel, Straley Robin Vericker, P.A.
Steve Small	Account Manager, Juniper Landscaping
Kevin Reimensperger (<i>via Zoom</i>)	Aquatics Manager, Steadfast
Ashley Tonkin (<i>via Zoom</i>)	Account Manager, Envera
Christopher Morris	Field Service Manager, Envera

The following is a summary of the discussions and actions taken at the October 16, 2025 Cory Lakes CDD Board of Supervisors Regular Meeting, and Closed Session.

SECOND ORDER OF BUSINESS – Chairman’s Opening Comments

Chairman Belyea thanked all attendees for joining the meeting and announced that the Diwali event and recognition of the community’s diversity would begin that upcoming weekend. She explained that the celebration would honor the Festival of Lights for the Hindu community and that the Board would consider turning on the lights for this event through November, as done in the past. Supervisor Acoff remarked that he did not see it had always been done and asked about a color scheme, to which a resident replied that anything bright might be suitable.

THIRD ORDER OF BUSINESS – Other Supervisors’ Opening Comments

Supervisor Acoff reflected that many positive changes had taken place over the past year, noting visible progress throughout the community. He emphasized that change began with leadership and that the Board heard and understood residents’ concerns. He added that the next step involved ensuring fiscal responsibility and building the infrastructure to support continued growth. Supervisor Acoff expressed pride in the community’s progress, commended the office staff and security company, and thanked residents for their patience and trust as the Board moved the community to a higher level.

Supervisor Aliaga thanked everyone for attending the meeting. He expressed hope for continued progress in the future, emphasizing that the Board talked, listened, and needed to execute their plans. He asked for patience, assuring that the community would continue to improve.

FOURTH ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual on agenda items)

Mr. Carpenter raised concerns that the new policies removed the smoking ban in District facilities and questioned the lake's daylight-only hours, noting that many residents preferred early morning or evening visits. He emphasized that excessive speed was the main issue and suggested using "idle speed" instead of vague restrictions. He requested that the lake remain open beyond daylight with noise restrictions after dark. Supervisor Acoff agreed, noting safety concerns, and Chairman Belyea thanked Mr. Carpenter for bringing it to their attention.

Ms. Gupta thanked the Board for building the Diwali lights and invited all supervisors to the Diwali event on Sunday from 11 a.m. to 1 p.m. She raised concerns about a complaint mentioned at the September 18 meeting alleging alcohol at her social event, noting she had submitted a public records request four weeks earlier but had not received any response. She questioned why the complaint was discussed if it did not exist. Additionally, she raised an issue regarding a supervisor's community email sharing meeting minutes, specifically referencing a September 29, 2025 email that claimed alcohol had been consumed at her event, which she confirmed did not happen. Ms. Gupta asked the Board to clarify whether such emails were CDD compliant and suggested that, if not, the supervisor should be formally addressed by the Board's attorney.

Ms. Chehab requested to use the clubhouse to hold a chess tournament for children, noting that qualified coaches from the US Chess Federation were willing to help and that she wanted to hold it twice a year. Chairman Belyea advised her to submit a written proposal to the office so it could be placed on the agenda for consideration.

FIFTH ORDER OF BUSINESS – Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

There being no representative, the next item followed.

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

1. Update: 17923 Cachet Isle

Mr. Babbar reported that the residents had received an extension until January 13, 2026, to file a short command application following a productive September 24, 2025 meeting with CDD staff. He explained that the primary issues involved a property swap and a request to install a perimeter fence for safety concerns, particularly for their mother, while agreeing to deed restrictions preventing additional structures. Chairman Belyea confirmed that the restrictions would be filed with the existing deeds. Supervisor Acoff asked if costs for potential fence removal would fall on the district, and Mr. Babbar clarified that residents would handle drainage relocation and all associated expenses, contingent on SWFWMD approval. Vice Chairman Apple questioned why property could not just be used for the fence, and Mr. Babbar explained that deeding simplified title and maintenance matters while providing permanent assurance for the residents.

The Board discussed mitigation costs, permits, and reimbursement, with Mr. Babbar noting the residents' willingness to cover all current and future costs and submit documentation for Board approval. Supervisor McIntyre confirmed the CDD would have no responsibility for fence maintenance and noted prior concerns regarding garage access, which would also be resolved. Supervisors Acoff and McIntyre expressed support, emphasizing the residents' thorough compliance and the uniqueness of the circumstances. Chairman Belyea and Mr. Babbar outlined the next steps, including submitting documents, obtaining SWFWMD approval, and placing a resolution on a future agenda to finalize the process.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board authorized the CDD's execution of the requested SWFWMD Application as a co-permittee for the modifications

requested by 17923 Cachet Isle, subject to the resident agreeing to: Reimburse the CDD for up to \$4,500 of the expenses related to this matter that the CDD already incurred prior to the delivery of the signature on the SWFWMD permit; Reimburse the CDD for up to 50% of the expenses related to this matter the CDD will incur; Assume all responsibility and liability with compliance with the SWFWMD requirements and indemnify the CDD; Pay all fees (including mitigation credits) related to the permit directly to SWFWMD; and, Assuming SWFWMD approves their plans, a restriction (on the deed for conveyance of the requested .33 acres from the CDD for the land swap) stating that the Resident would not be authorized to install any permanent improvements on the property (other than a fence permitted through SWFWMD and the POA), for the Cory Lakes Community Development District.

C. Envera

Ms. Tonkin shared that improvements had been made following a productive meeting with Mr. Engle, and the security team. Supervisor Acoff questioned why it took so long for Envera to get involved after years of issues. Mr. Morris explained that his new role focused on ensuring system reliability and preventive maintenance and apologized for the lack of prior oversight. He reported that inspections found no major hardware issues but identified minor repairs and outdated PCs, which were replaced, improving system performance.

Supervisors Acoff and Aliaga raised concerns about ongoing gate malfunctions and requested more frequent maintenance. Mr. Morris agreed to have a technician visit weekly to ensure reliability. Chairman Belyea and Supervisor McIntyre questioned delayed repairs and past service issues, including missed appointments and billing concerns. Mr. Morris apologized and committed to better communication and faster response times.

Vice Chairman Apple asked about implementing manual gate controls during system failures, and Mr. Morris said he would review the infrastructure to explore options. The Board emphasized the need for consistent on-site presence and accountability. Mr. Morris agreed to attend meetings in person and cover repairs for one fingerprint reader and the damaged junction box. Ms. Tonkin assured ongoing communication with Mr. Engle to maintain collaboration between Envera and the District.

D. JCS Investigation

Mr. Palevich had presented a summary noting 67 maintenance and 80 incident reports, including minor issues like residents drinking, smoking, and a speeding vehicle. He had asked for patience with guards who could not recognize every resident. Supervisor Acoff had emphasized the need for strict ID checks. Chairman Belyea had asked about facial recognition, and Mr. Palevich had explained that the system at Cross Creek worked inconsistently. Discussion followed on QR codes, and Supervisor McIntyre had reminded the Board that they previously decided not to use them for safety reasons. Mr. Engle had agreed to contact Envera to ensure that feature was disabled.

Mr. Palevich reported that arms at both resident lanes had been struck, first at Cross Creek and now at Morris Bridge, and slowing cars was necessary. Supervisor Acoff asked about tags, and Mr. Palevich confirmed all information was collected. Supervisor McIntyre asked about recovering repair costs, and Mr. Engle confirmed the Board pursued reimbursement from residents or insurance. Supervisor Acoff asked about pending cases, and Mr. Engle said he only needed approval, which Chairman Belyea had provided. Supervisor McIntyre noted incidents could be reported to police, and Mr. Engle said the resident had cooperated.

Mr. Palevich reported a domestic incident where JCS stood by with Tampa PD while a younger resident was evicted by his grandfather. Another situation involved repeated false domestic violence calls across multiple addresses. Supervisor McIntyre asked about police tracking, and Mr. Palevich said the CLI officer had responded to about 30 calls so far, including loose dogs, broken arms, solicitors, and disabled vehicles.

Chairman Belyea asked about a broken chain at the boat ramp. Mr. Engle said a more durable chain was installed. Supervisor McIntyre suggested a fluorescent stop sign for visibility. Supervisor McIntyre noted a resident admitted trying to provoke staff. Supervisor Acoff emphasized distinguishing verbal from physical incidents, and Chairman Belyea suggested warnings first.

Mr. Palevich reported that parking violations had dropped to about 15, with one disabled vehicle in October. He noted recurring issues with the Morris Bridge arm and the Envera fingerprint scanner. Supervisor McIntyre requested an update at the next meeting.

Chairman Belyea asked about overall compliance, and Mr. Palevich said residents were generally following rules, but online policy postings would help. Supervisor Acoff stressed that rules should come from the Board, not JCS, while Supervisor McIntyre clarified that JCS provided facts for the Board to create rules. JCS would still be properly included when communicating to the community.

Supervisor Acoff asked about the rover. Mr. Palevich said it handled about two calls per day for routine issues, loose dogs, solicitors, and incidents like the boat ramp arm. Chairman Belyea noted a 60-day report, and Mr. Palevich agreed to prepare it.

Mr. Krause mentioned a resident emailed with questions about the Guard Houses, parking, and emergency vehicle access, expressing concern. Mr. Palevich explained that of the three exit lanes, one was used for security vehicles, one had been closed, and the third was the exit lane. He noted the middle lane was likely never used as there was no arm.

E. Exhibit 1: Juniper

Mr. Small from Juniper reported that fertilization would begin this month and last through spring, with regular maintenance continuing as usual. He explained that winter would allow the team to complete projects such as trimming trees and cleaning wood lines. Chairman Belyea confirmed these tasks were part of the general maintenance contract. When Supervisor Acoff questioned additional funding for edging near the new entrance at Morris Creek, Mr. Small explained it was needed to contain the creeping plants. He also noted several dead trees, including a queen palm on Cross Creek and a hazardous tree leaning over the sidewalk on Morris Bridge, both requiring removal. He advised against replanting palms due to soil-borne diseases and reported a newly discovered diseased canary date palm near the pump station that also needed to be removed.

Supervisor Acoff asked about the missing inspection report, and Mr. Small explained that Juniper was transitioning to a new in-house system, causing a temporary reporting gap. He noted that regular inspections continued and maintenance was ongoing. Supervisor Acoff emphasized keeping the community's landscaping presentable for the holidays and requested more attention to debris cleanup. Mr. Small agreed and mentioned preparing a proposal to clean palm boots before the Christmas lights are installed. He also noted a pending proposal to replace rock in the back area and would return in November with ideas for spring improvements and budgeting.

Supervisor Acoff had asked Mr. Krause if he needed any information from Mr. Small to complete the FEMA process. Mr. Krause had explained that FEMA requested detailed data, including coordinates and measurements for each fallen tree, making it a lengthy and detailed process. He had added that the FEMA team was helpful but very demanding. Mr. Small added that he provided average measurements for the 59 trees lost along Morris Bridge estimating a four-by-four-foot area, three feet deep per tree, to meet FEMA's requirements as closely as possible.

1. Exhibit 1: Consideration/Approval of Proposals:

- a. Exhibit 2: Install Edging around Peanut - \$480.08
- b. Exhibit 3: Cut Down Dead Pine Tree - \$530.00
- c. Exhibit 4: Cut Down Dead Palm - \$283.20
- d. Exhibit 5: Remove Dead Tree (Morris Bridge) - \$600.00

On a MOTION by Mr. Acoff, SECONDED by Mr. Aliaga, WITH ALL IN FAVOR, the Board approved the **Proposals from Juniper to Cut down Dead Pine Tree, Cut Down Dead Palm, Remove a Dead Tree, and**

Flush Cut Palm Affected by Disease in the amount of \$530.00, \$283.20, \$600.00, and \$350.00, respectively, for the Cory Lakes Community Development District.

F. Exhibit 6: Steadfast – Waterway Inspection Report conducted on 10/09/25

Supervisor Acoff asked about Site 2 from the previous report. Mr. Reimensperger explained that “poor” ratings are internal guides for prioritizing pond issues. Site 2 had submerged vegetation treated with herbicides; improvement is gradual due to the rainy season. Site 10 had green on the surface, likely cyanobacteria, which is treatable and shouldn’t harm fish unless there’s a sudden weather event. Mr. Reimensperger confirmed treatment targets both leaves and roots, sometimes requiring multiple applications. Overall water levels are slightly low but normal for the season. Pond health is good, with focus on hydrilla control.

Vice Chairman Apple asked about water quality testing. Mr. Reimensperger explained testing for E. coli and general parameters like phosphates, hardness, and turbidity. Testing is mostly internal; SWFWMD inspections are rare, and there are no reporting thresholds unless SWFWMD identifies an issue. Supervisor Acoff requested updates on any sites below quality at the next report, which Mr. Reimensperger agreed to provide.

SIXTH ORDER OF BUSINESS – POA Reports

The POA representative stated that the President had not provided any agenda items. Chairman Belyea noted the previous request for a DRC manual review, and the representative confirmed it was with the attorney, with updates expected next meeting. Vice Chairman Apple shared that Mr. Tatem’s report showed the lake was in good condition after their October 6 inspection, though twelve maintenance violations and untethered docks were found, and a resolution on CDD boat access was still needed.

SEVENTH ORDER OF BUSINESS – Financial Items

A. Exhibit 7: Consideration/Acceptance of September 2025 Unaudited Financial Statements

1. Variance Report

Ms. Valentin reviewed the financial summary, reporting \$980,000 in total cash with \$898,143 earmarked for reserves and projects, leaving \$82,524 unassigned. She noted all invoices through September 30 were included, except potential late engineering or legal bills.

Vice Chairman Apple clarified that some FY 25 projects, like the tennis court resurfacing and pier walkway, would draw from the remaining unassigned funds. Discussion followed on how reserves were calculated and why some figures shifted from prior reports. Supervisor Acoff expressed concern about inconsistencies and rollover impacts on the FY 2026 budget.

Ms. Valentin explained that the two-month operating reserve is based on the annual budget divided by 12, then multiplied by 2, and that the recent \$50,000 increase came from a budgeted reserve allocation. Supervisors Acoff and McIntyre disagreed, stating that amount was meant to be a separate set aside, not part of the statutory reserve.

Supervisors requested a clear list of all unpaid invoices and ongoing projects. Tensions rose as the Board expressed frustration with unclear accounting and delayed financial updates. Chairman Belyea concluded that a special continuation meeting focused solely on the FY 25 closeout and FY 26 starting position was necessary, with Ms. Robertson’s review to clarify the district’s true financial standing.

Mr. Krause explained that the Board requested a meeting with Ms. Valentin, Ms. Robertson, Ms. Moore, and Mr. Mendenhall to review the FY 2025 financials and FY 2026 budget, covering the year-end position, outstanding and paid invoices, and ongoing projects, including JCS expenses. Chairman Belyea asked if accounting automatically records financial obligations when contracts are signed. Mr. Krause said he was unsure, noting accounting likely only tracks items once invoices are received. Ms. Valentin confirmed that encumbrance accounting is not currently used in their system, so unbilled contract amounts are not automatically tracked. Supervisor McIntyre referenced a line in the financial report showing \$12,307 in unpaid invoices and asked for clarification on how such amounts are represented. Mr. Krause requested that Ms. Valentin guide the

224 Board on locating those details. Chairman Belyea closed the discussion, thanking Ms. Valentin and requesting
225 to schedule a follow-up to continue the financial review.

226 Chairman Belyea asked Mr. Krause and Mr. Engle for a complete list of all signed contracts since
227 accounting did not keep them. Mr. Krause noted that some were included in the agenda packet, but Chairman
228 Belyea clarified that she wanted a detailed spreadsheet of all special project contracts, such as the weirs and
229 pavers, showing total amounts, payments made, and remaining balances. She offered to work with Mr. Engle to
230 compile the list, noting she kept copies of all signed contracts but not yet in spreadsheet form.

231 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the**
232 **meeting continuation on October 27, 2025 at 6:00 p.m. at the Beach Club to discuss the financial**
233 **statements, the close of year budget for Fiscal Year 2025, and the opening year budget for Fiscal Year**
234 **2026, for the Cory Lakes Community Development District.**

235 **EIGHTH ORDER OF BUSINESS – Business Items**

236 A. Discussion: Continuation/Removal of Chairman's and Supervisor's Opening Comments

237 *This topic was tabled to November meeting.*

238 B. Exhibit 8: Discussion: Revised Policies and Procedures

239 *This topic was tabled to November meeting.*

240 C. Exhibit 9: Consideration/Adoption of Resolution 2026-01, District Objectives and Goals

241 Ms. Krause said they would approve goals and objectives for the next fiscal year and ensure they were
242 attainable. Chairman Belyea noted they were not required to meet every month. Supervisor Acoff warned that
243 skipping meetings could lead to things getting out of hand.

244 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted
245 **Resolution 2026-01, District Objectives and Goals, for the Cory Lakes Community Development District.**

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

247 A. Continued Regular Meeting, Public Hearing, & Closed Session: September 11, 2025

248 1. Exhibit 10: Summary of Motions

249 2. Exhibit 11: Meeting Minutes

250 On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the
251 **Continued Regular Meeting, Public Hearing, & Closed Session: September 11, 2025 Meeting Minutes, for**
252 **the Cory Lakes Community Development District.**

253 B. Regular Meeting & Closed Session: September 18, 2025

254 1. Exhibit 12: Summary of Motions

255 2. Exhibit 13: Meeting Minutes

256 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board accepted the
257 **Regular Meeting & Closed Session: September 18, 2025 Meeting Minutes, for the Cory Lakes Community**
258 **Development District.**

259 3. Exhibit 14: Action Item List as of October 9, 2025

260 4. Exhibit 15: Contract List as of October 9, 2025

TENTH ORDER OF BUSINESS – Staff Reports

A. Facility Manager

Mr. Engle reported that the current gate arms and operators were outdated, with parts no longer available, and replacement should be considered by next fiscal year. Supervisor McIntyre noted the Envera change had avoided this issue.

Chairman Belyea requested research on the fastest, most up-to-date gates and to include the cost in the budget, while full replacement was not immediately needed. Supervisor Acoff emphasized balancing speed and reliability, ensuring synchronization with readers for maximum service life. Supervisor McIntyre suggested articulating gates, and Supervisor Acoff added that the focus should be on cycles, reliability, and coordinating with new systems, consulting vendors for compatible options.

Mr. Engle presented proposals including the Envera exhibits and two new quotes for painting. One was \$4,800 to paint the stairs in the original colors, and the other was \$10,500 to repaint the worn bridge and barrier walls at Cache Isle. Supervisor McIntyre asked about previous painting, and Supervisor Aliaga clarified the scope, which Mr. Engle confirmed was full painting.

Chairman Belyea stated no new expenses should be approved until the budget was resolved, except for emergencies. Mr. Engle noted the Envera contractor agreed to charge for only one additional task. Discussion followed about identifying past work and Supervisor McIntyre asked about prior installations.

Mr. Engle also reported he obtained quotes for soft washing CDD roofs, with the cheapest option identified. Supervisor Acoff questioned warranty coverage, and Mr. Engle explained that only repaired or damaged tiles would be replaced, with uncertainty about prior vendor records. Chairman Belyea noted some tiles were slipping at the pool house. Supervisor McIntyre added that two guard houses and the beach club roofs were replaced simultaneously.

Mr. Engle confirmed the facility usage agreement and asked if the Board wanted it used for all future events. Chairman Belyea said it applied to community events, like a resident chess tournament. Vice Chairman Apple asked about a checklist for restoring the facility, but Chairman Belyea said that was separate.

Supervisor McIntyre explained the form was for exceptions, such as using the facility without paying or for longer than two hours, and the Board would review requests. Supervisor Acoff added it helped prevent unvetted requests and allowed evaluation of strategic value, community impact, finances, risk, and safety. Mr. Engle asked if updates were needed, and Supervisor McIntyre said the form could always be revised.

Supervisor McIntyre asked about the status of the emergency action plan. Mr. Engle said he had not yet received everyone's feedback. Chairman Belyea asked about the boat repair, and Mr. Engle explained he had contacted three vendors, but only one responded, and he was still following up for an updated quote or direction.

Supervisor McIntyre reminded him that events for fiscal 2026 needed Board approval and requested the list for the next meeting. She also asked about Veterans Day plans. Mr. Engle confirmed they were planning a brunch or lunch on November 11 from 11 a.m. to 1 p.m., and all veterans were welcome. Chairman Belyea noted all events must be approved by the CDD before the meeting.

Supervisor Acoff stepped away during the vote.

On a MOTION by Ms. McIntyre, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the **Veterans Day Event on November 11, 2025 from 11:00 a.m. to 1:00 p.m.**, for the Cory Lakes Community Development District.

Mr. Engle said the Fall Festival was scheduled for November 15, 2025. Supervisor Acoff asked about approval and budget, and Chairman Belyea confirmed funds were available.

Supervisor McIntyre noted low attendance last year and suggested trying different activities. Mr. Engle said they were exploring options. Chairman Belyea mentioned past sponsors and records from the former office

manager. Supervisor McIntyre suggested advertising in New Tampa Neighbors and mentioned a contact who could bring cars for a “Coffee and Cars” event.

On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the **Fall Festival on November 15, 2025 from 1:00 p.m. to 4:00 p.m.**, for the Cory Lakes Community Development District.

1. Exhibit 16: September 2025 Report
2. Discussion: Security – Gate Operator Obsolescence
3. Consideration/Approval of Proposals:
 - a. Enos – Pressure Wash
 - i. Exhibit 17: Cachet Isle - \$10,500.00
 - ii. Exhibit 18: Clubhouse Pool Area - \$4,800.00
 - b. Exhibit 19: Top Guard – Trip Hazard Removal - \$22,995.20
 - c. Exhibit 20: Swipe – Roof Cleaning - \$2,490.00
 - d. Exhibit 21: Fast Track – Roof Wash and Repairs - \$10,550.00
 - e. Envera – Repair
 - i. Exhibit 22: Fingerprint - \$3,922.00
 - ii. Exhibit 23: Junction Box - \$815.00

No new expenses should be approved until the budget was resolved.

B. District Manager: Kai

1. Exhibit 24: FY 2026 Meeting Schedule
2. Quorum Check for Regular Meeting and Closed Session – 11/20/2025 at 6:00 p.m.

All Board members confirmed that they would be present at the next meeting.

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

A resident raised concerns about an alligator near the Canary Loop pond targeting their small dog. Chairman Belyea stated the facilities manager had addressed the issue and that authorities would not act while the alligator stayed in the water. She advised keeping pets away from the pond.

Another resident reported a sizable alligator near their backyard, expressing concern for their two-year-old. Supervisor Acoff advised taking a photo whenever the alligator was in the yard to provide proof for animal control. Chairman Belyea added that a picture from a safe distance could be sent to the Board office or fish and wildlife, but authorities would not act without evidence.

Ms. Martinez requested approval to survey the community about fitness needs. Chairman Belyea clarified she did not need Board permission to conduct a survey, only to be an instructor or use facilities. Supervisor McIntyre explained that due to Florida Sunshine Laws, she could request resident emails from Mr. Krause and legally send her survey. Ms. Martinez confirmed that was her request.

A Resident asked about scheduling the CDD Boat Parade, noting last year it was too late and few people watched. Chairman Belyea suggested selecting a date, and Mr. Engle noted most weekends in December were booked. Supervisor McIntyre confirmed the party usually ran from 6 to 8 with Santa present. Chairman Belyea

343 directed Mr. Engle to reserve the first Saturday of December 2026 for the parade to avoid conflicts. Mr. Engle
344 suggested a daytime event since mornings were open, while evenings were already booked.

345 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
346 the ~~Boat Parade~~ on December 13, 2025 with Cookies for Santa, for the Cory Lakes Community Development
347 District.

348 A resident expressed concern about electric bicycles, noting they could reach high speeds and posed
349 safety risks to pedestrians. The resident also requested more colorful landscaping at the entrance, saying the
350 current display lacked variety. Chairman Belyea acknowledged the request and instructed facilities to add more
351 annual color to the area.

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

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

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

356 A. Open Closed Session

357 *The closed session was not held.*

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

360 1. Envera

361 2. JCS Investigations

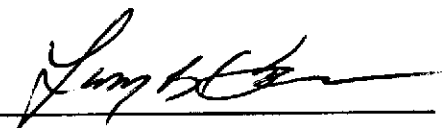
362 C. Close Closed Session

363 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

364 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
365 continuing the meeting on October 27, 2025, at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory Lake
366 Drive, Tampa, Florida 33647 to discuss Financials and Budget, for the Cory Lakes Community Development
367 District.

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

371 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
372 meeting held on NOVEMBER 20, 2025.

373 
Signature


Signature

374 
Printed Name


Printed Name

375 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman