

1 **MINUTES OF 10/16/25 CONTINUED REGULAR MEETING & CLOSED SESSION**
2 **TO 10/27/25 FOR CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**
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4 The October 16, 2025 Continued Regular Meeting, and Closed Session of the Board of Supervisors of
5 the Cory Lakes Community Development District was held Monday, October 27, 2025 at 6:00 p.m. at Cory
6 Lakes Beach Club, 10441 Cory Lake Drive, Tampa, Florida 33647. The public was able to listen and/or
7 participate in person as well as via ZOOM at <https://us02web.zoom.us/j/3900480969>, Meeting ID: 390 048 0969,
8 Passcode: 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 6:00 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 Andy Mendenhall	Vice President of District Management, Kai
21 Sonia Valentin	Director of CDD Accounting, Kai
22 David Wenck	Senior District Manager, Kai
23 Dane Engle	Facilities Manager, JCS

24 *The following is a summary of the discussions and actions taken at the October 27, 2025 Cory Lakes*
25 *CDD Board of Supervisors Continued Regular Meeting, and Closed Session.*

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

27 Chairman Belyea stated that the main purpose of the meeting was to discuss the financials but noted
28 there were a few additional items from LMP to review first. One urgent item involved a \$350.00 expense to
29 address a diseased tree at the entrance.

30 On a MOTION by Ms. Belyea, SECONDED by Mr. Aliaga, WITH ALL IN FAVOR, the Board approved the
31 **Proposal from Juniper for Flush Cut Palm Affected by Disease in the amount of \$350.00**, for the Cory
32 Lakes Community Development District.

33 Chairman Belyea explained that the landscaping plan for the installation of winter annuals and stated
34 that the work needed to be completed soon. Supervisor Acoff asked who was overseeing the landscaping plan
35 and whether Mr. Engle had been provided with details about the proposed plants and colors. Mr. Engle replied
36 that while there was a plan, he had not yet received specific information. Supervisor Acoff suggested that it
37 would be valuable to know what was being proposed before proceeding. Chairman Belyea agreed and instructed
38 Mr. Engle to ask for the plan before confirming approval.

39 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
40 the **Proposal from Juniper for Winter Annuals in the amount of \$1,750.00, with the Chairman directing**
41 **Mr. Engle to obtain the plan before final approval**, for the Cory Lakes Community Development District.

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

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

FIFTH ORDER OF BUSINESS – Vendor Updates

A. District Engineer: Johnson Engineering, Inc.

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

1. Update: 17923 Cachet Isle

C. Envera

D. JCS Investigation

E. Exhibit 1: Juniper

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

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

SIXTH ORDER OF BUSINESS – POA Reports

SEVENTH ORDER OF BUSINESS – Financial Items

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

1. Variance Report

Supervisor Acoff opened by expressing deep frustration and lack of confidence in the district's financial management, citing repeated inaccuracies, last minute revisions, and inconsistent reporting since June. He stated that the Board had been misled regarding the audit delays and accused district management of lacking transparency and accountability. He emphasized that the Board should not be left deciphering financial reports that even the preparers could not explain.

Mr. Mendenhall apologized for the prior miscommunication about the audit and defended that there was no intent to deceive, explaining that the information shared at the time reflected what was then understood. He acknowledged the Board's concerns and stated that the issues likely stemmed from communication gaps and nonstandard reporting formats. He proposed improving collaboration and introducing clearer tracking between monthly financials and project spreadsheets.

Supervisor Acoff rejected that explanation, insisting that basic accounting principles should not vary and that the district's finances must be clear and accurate at all times. Chairman Belyea noted that progress was being made with new spreadsheets tracking projects and expenditures, crediting staff efforts for greater visibility. Supervisor Acoff, however, questioned why the initiative had to come from the Board rather than from management.

The discussion shifted to invoice tracking and the district's true financial position. Supervisors McIntyre and Vice Chairman Apple expressed concern that approved invoices were not transparently reflected in reports and that the Board often received updated financials only hours before meetings. Multiple Supervisors cited previous payment delays, including utilities being cut off, as evidence of mismanagement.

Ms. Valentin, the accountant, explained that the inconsistencies stemmed from timing issues and the use of project tracking sheets that were not part of the official financial record. She stated that as of year end FY

2025, the district's unassigned balance was \$82,524, later adjusted to \$93,108 after reconciling prepaids and project carryovers. This contradicted earlier reports showing over \$120,000 to \$190,000, prompting strong reactions from Supervisors Acoff and Supervisor McIntyre, who said they would have voted differently on expenditures had they known how close the district was to its budget limit.

Supervisor McIntyre reiterated that the Board's fundamental concern was not just accounting format, but trust, emphasizing that Kai's late and inconsistent financials had eroded confidence. Both Supervisor Acoff and Supervisor McIntyre warned that without accurate, timely reporting, the district risked making uninformed spending decisions.

Vice Chairman Apple noted that while the financial statements themselves might be accurate, the supporting project and cash analysis lacked consistency and detail. He said this gap created confusion over how much money was truly available. Supervisor Acoff countered that the unofficial spreadsheet prepared by staff was the only reason the Board could identify discrepancies at all.

The discussion closed with continued disagreement over whether current financials could be trusted. Supervisor Acoff insisted the books were not correct and that the system remained broken, while other Board members acknowledged progress but agreed that greater accuracy, accountability, and proactive reporting were urgently needed.

Chairman Belyea stated that the Board needed a firm commitment from Kai to keep the financial summary report up to date. Supervisor McIntyre added that the Board should also receive a general ledger showing all invoices, their dates, payment status, and outstanding balances. Supervisor Acoff stressed the need for accountability, insisting that Kai be placed on a strict timetable, warning that if the issues were not corrected within 30 to 60 days, the Board should take formal action.

Chairman Belyea noted that Mr. Engle had begun tracking invoices on internal spreadsheets, but Supervisor Acoff clarified that Mr. Engle did not work for Kai and that accountability must remain with the management company. Supervisor McIntyre emphasized that prior Facility Managers had requested monthly invoice reports and that such documentation had existed under former management, making the current lack of transparency unacceptable.

Supervisor Acoff insisted that Kai must provide timely reports, pay invoices on schedule, and stop last minute revisions. He stated that the Board was done tolerating repeated failures. When asked by Chairman Belyea, Ms. Valentin explained that invoices were paid weekly and typically processed within two weeks of receipt. Mr. Engle confirmed that payment timing had recently improved but had previously taken weeks.

Supervisor McIntyre reminded the Board that past due invoices had led to service disruptions, including electricity shutoffs and nonfunctional gates, adding that this had been a recurring problem under Breeze and Kai. She reiterated the need for a full general ledger showing invoice progress from submission to payment.

Supervisor Acoff proposed sending a formal letter from the Board to Kai outlining specific deficiencies, expectations, and deadlines for correction. He suggested that the attorney and Chairman Belyea collaborate on the draft. Supervisor Aliaga questioned whether Kai had the staffing capacity to handle the workload and requested assurance that improvements would occur within weeks.

Mr. Mendenhall acknowledged the concerns, committing to improve performance. Vice Chairman Apple asked for clarity on invoice processing times, staffing capacity, and whether Kai could maintain accurate monthly cash flow and invoice tracking. He emphasized that the Board needed measurable accountability, not vague assurances. Supervisor McIntyre noted reports of recent staff layoffs at Kai, raising further doubts about their ability to meet expectations.

On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved that the **Chairman, with Counsel, prepare a letter to Kai outlining requested improvements and a timeline, to**

127 **be sent to Supervisors for review before sending to Kai,** for the Cory Lakes Community Development
128 District.

129 Vice Chairman Apple reported that Mr. Engle had presented a proposal to paint the Cachet Isle bridge.
130 After inspecting it, Vice Chairman Apple said the bridge was in good condition but didn't match the new
131 monuments. Supervisor Acoff opposed spending \$10,000 on it given current priorities. Chairman Belyea
132 suggested power washing for now and revisiting the project next fiscal year.

133 Vice Chairman Apple then raised concerns about TECO's 352 leased streetlights, costing \$250,000
134 annually, noting 23 are malfunctioning and TECO's response has been poor. With the lease ending in 2027, he
135 suggested exploring ownership or solar options. Supervisor Acoff cautioned about solar limitations, and
136 Chairman Belyea recommended having the engineer review alternatives.

137 Supervisors agreed the issue could serve as leverage in negotiations with TECO. Vice Chairman Apple
138 proposed drafting a letter and escalating to the Public Service Commission if needed. Chairman Belyea
139 appointed Vice Chairman Apple to lead the lighting project, and he accepted.

140 On a MOTION by Mr. Acoff, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved to
141 **appoint Vice Chairman Apple as liaison to work with TECO and Kai on streetlights,** for the Cory Lakes
142 Community Development District.

143 Chairman Belyea requested a community notice about the ongoing weir project to keep residents
144 informed. Vice Chairman Apple noted a barge was already in place. Supervisor McIntyre suggested taking
145 photos of the repairs, as a resident had complained about workers in the lake.

146 Discussion then shifted to road and paver repairs. Vice Chairman Apple said the contractor was
147 performing well and staying on schedule. Supervisor McIntyre expressed concerns about uneven pavers, while
148 Chairman Belyea asked for clarification on materials used. Mr. Engle explained they were using existing paver
149 pallets from storage and that the brighter red color would fade over time.

150 Supervisors agreed the roads looked much improved overall, though a few areas still needed to be
151 leveled properly. Supervisor Acoff concluded that despite minor issues, the progress was encouraging and the
152 streets were safer for residents.

153 Vice Chairman Apple asked Mr. Engle if Elite Pavers had coordinated required building permits and
154 notified EMS or local schools about the upcoming main entrance closure. Mr. Engle confirmed outreach would
155 occur once a definitive start date was set, likely in early December or possibly late November. Vice Chairman
156 Apple emphasized giving residents ample notice.

157 Supervisor Acoff added that traffic control plans should allow right turns during the work and shifted
158 the discussion to holiday lighting, noting that white lights should be used first before switching to colored ones.
159 Chairman Belyea said John Holmes had programmed the system and confirmed adjustments were made.
160 Supervisor Acoff suggested including the lighting schedule in future contracts to avoid confusion.

161 Mr. Engle stated the holiday lights were scheduled for early November, and Chairman Belyea proposed
162 keeping them up through January and know when other districts turn their lights off.

163 Mr. Engle had tried to clarify the balance due for FY 2026, noting that some figures previously paid in
164 prior years still appeared as outstanding balances. Supervisor Acoff had expressed that the report were not good
165 because it did not clearly explain the financial situation.

166 Mr. Engle had also questioned the accuracy of the pricing for fountains listed in the contract proposal.
167 Ms. Valentin had explained that additional materials were included in the invoice, which accounted for the
168 increased cost. Supervisor Acoff had asked how the purchase order was changed without Board approval, and
169 Ms. Valentin had stated that the invoice was circulated and approved through the proper route. Supervisor Acoff
170 had further asked if the added amount was approved, to which Mr. Engle had confirmed yes.

Supervisor McIntyre had pointed out that financial questions were not being adequately answered at meetings since Ms. Thibault's departure. She had suggested that someone from accounting should attend every meeting, either in person or via Zoom, to provide clarifications. The other Supervisors had agreed. Vice Chairman Apple had supported this idea, emphasizing that vendors should be able to answer financial questions. Mr. Mendenhall had agreed and explained that scheduling conflicts sometimes prevented his attendance but assured the Board that someone from the financial team could be available if he could not attend.

Supervisor McIntyre had insisted that financial questions must be addressed publicly to comply with Sunshine laws, stating she would not ask confidential questions outside of meetings. Mr. Mendenhall had reassured the Board that members should always feel comfortable contacting him or another staff member for financial information before meetings so they could discuss it openly during sessions.

Supervisor Acoff had recalled that financial coordination was easier when Ms. Thibault and later Ms. Moore assisted, as the Board could make real-time adjustments and better understand their position. Mr. Mendenhall had agreed, acknowledging Ms. Moore's expertise, and stated that his goal was for the Board to feel confident in the financials without feeling overwhelmed at meetings.

Vice Chairman Apple had remarked that the Board remained sensitive about the financial situation because taxes had been raised by 8.1%, and while strategic projects were necessary, the budget was tight. Chairman Belyea had reflected that the Board might have been overly ambitious with multiple projects but believed residents appreciated the improvements and that the Board would resolve the issues moving forward. Supervisor Acoff had concluded that while he believed the Board would be fine overall, it was still important to remain cautious and focused on key objectives to avoid falling short in the future.

Mr. Engle had reported that Envera were not charging for the fingerprint readers or the junction box at that time. He had requested the removal of the QR code function from the app and also asked for the facial recognition feature to be taken off the gate, with work tentatively scheduled to begin that Thursday.

Vice Chairman Apple had asked whether the hardware replacement improved performance, and Mr. Engle had replied that it did not. Supervisor McIntyre had raised security concerns about the Envera app's "admit all" feature, explaining that it posed a risk since JCS needed to check driver's licenses. Supervisor Acoff had noted that checking licenses were not always possible, but Supervisor McIntyre had emphasized that it was an important way to track visitors. Chairman Belyea had shared an example involving her brother, a police officer, who refused to show his license at her condo gate and was still allowed entry. Supervisor McIntyre had mentioned learning about this issue after making a record request related to a property suspected of being used as an Airbnb.

EIGHTH ORDER OF BUSINESS – Business Items

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

B. Exhibit 8: Discussion: Revised Policies and Procedures

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

NINTH ORDER OF BUSINESS – Approval of Minutes

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

1. Exhibit 10: Summary of Motions

2. Exhibit 11: Meeting Minutes

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

1. Exhibit 12: Summary of Motions

2. Exhibit 13: Meeting Minutes

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

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

215 **TENTH ORDER OF BUSINESS – Staff Reports**

216 A. Facility Manager

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

229 B. District Manager: Kai

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

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

233 *individual)*

234 Mr. Carpenter had reported that the entrance marquee still displayed “October 16, CDD meeting.” He

235 had answered Chairman Balyea’s earlier question, stating that the lake level were 19 inches below full and that

236 when it reached 24 inches, it could start damaging decks. He had complimented the Cross Creek entrance lights,

237 but noted that Morris Bridge were very dark with no lighting past the entrance. He had suggested moving the

238 decorative lights from Cross Creek to Morris Bridge to improve visibility and appearance.

239 Chairman Belyea had mentioned seeing red and white lights on Cross Creek recently. Mr. Carpenter

240 had confirmed that but explained he were referring specifically to the multicolored lights on the lampposts,

241 which conflicted with the other street lights. He had added that those decorations would be more noticeable and

242 effective on Morris Bridge, where there were currently no lights.

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

244 **THIRTEENTH ORDER OF BUSINESS – Closed Session – Private Discussion of Security System (Exempt**

245 *from Sunshine and Public Records Laws)*

246 A. Open Closed Session

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

248 Security, Amenity Center Security

- 249 1. Envera
- 250 2. JCS Investigations

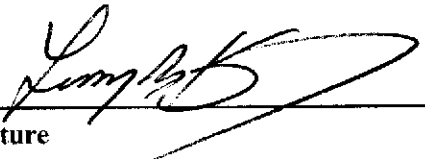
251 C. Close Closed Session

252 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

253 On a MOTION by Ms. Belyca, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned
254 the meeting at 7:58 p.m., for the Cory Lakes Community Development District.

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

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

260 
Signature


Signature

261 Larry B Krawiec
Printed Name

Ann E Belyca
Printed Name

262 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman