

MINUTES OF 12/18/25 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, December 18, 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 TEAMS at [Cory Lakes Teams Meeting Link](#), Meeting ID: 223 730 841 579 33, Passcode: 34np7r6v, or telephonically at +1-312-667-7136.

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

Chairman Belyea called the meeting to order at 6:01 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	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	Director of Accounting, Kai
David Wenck	Senior District Manager, Kai
Vivek Babbar (<i>virtual</i>)	District Counsel, Straley Robin Vericker, P.A.
Dane Engle	Facilities Manager, JCS
Vincent Palevich	Assistant Manager, JCS
Steve Small	Account Manager, Juniper Landscaping
Ashley Tonkin	Account Manager, Envera
Christopher Morris	Field Service Manager, Envera

The following is a summary of the discussions and actions taken at the December 18, 2025 Cory Lakes CDD Board of Supervisors Regular Meeting and Closed Session.

SECOND ORDER OF BUSINESS – Chairman’s Opening Comments

Chairman Belyea welcomed and thanked all attendees for joining the meeting and added that they look forward to a quick meeting.

THIRD ORDER OF BUSINESS – Other Supervisors' Opening Comments

Supervisor Acoff thanked everyone for attending, extended holiday greetings, and expressed hope that everyone were safe and enjoyed the holidays.

Supervisor Aliaga thanked everyone that evening and extended holiday and New Year greetings.

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

Mr. Grace thanked the Board for its quick response to the paver situation and stated that conditions were improving. He also expressed appreciation for the chain limiting boat access, noting it reduced unauthorized traffic. Chairman Belyea stated that it was JCS idea, and Supervisor Aliaga stated that it was his original idea.

Ms. Avula thanked everyone for their time and wished them a pleasant evening. She stated that she presented a request on behalf of her student run film project for a feature length film.

FIFTH ORDER OF BUSINESS – Vendor Updates

45 A. Exhibit 1: Elite Pavers – Repair Update

46 Supervisor Acoff reported that he met with Elite Pavers and submitted meeting notes to Mr. Krause,
47 summarizing the agreed scope of work, installation standards, and reporting expectations to ensure long term
48 success. Chairman Belyea thanked him for his efforts. Mr. Krause stated that Mr. Reed was unavailable due to
49 travel.

50 Supervisor Acoff and Mr. Engle provided updates on the paver conditions, noting that while the surface
51 were stable, some aesthetic issues remained due to limited inventory, which would be addressed later. Vice
52 Chairman Apple asked questions regarding materials and installation, and Supervisor Acoff explained that the
53 priority were maintaining stability.

54 Mr. Engle described plans for the Cross Creek work, including concrete divider strips to improve
55 stability. Chairman Belyea stated that the Board would wait for Mr. Reed's report before proceeding and aimed
56 to resolve outstanding issues without delaying the project.

57 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved
58 **proceeding with Elite Pavers to start work on the Cross Creek entrance at Cory Lake Isles, with Mr.**
59 **Engle authorized to issue the Notice to Proceed**, for the Cory Lakes Community Development District.

60 Board discussed scheduling the project, noting February as the earliest start. They agreed to give the
61 community two weeks' notice, coordinate permits including road closures, and allow authority to proceed with
62 planning. The goal is to review and approve all permits and documents at the January meeting so work could
63 begin in February.

64 B. District Engineer: Johnson Engineering, Inc.

65 1. Consideration/Approval of Weir Proposals – Hecker

66 a. Exhibit 2: Project Change Order No. 1 – Additional Rip Rap - \$33,000.00

67 On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **to**
68 **authorize the Chairman to approve the invoice from Hecker Construction contingent upon obtaining**
69 **advise from District Engineer in the amount of \$33,000.00**, for the Cory Lakes Community Development
70 District.

71 b. Exhibit 3: Application No. 3 and Certificate for Payment dated 12/01/2025

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

73 Vice Chairman Apple noted that updates to the community rules simplified the process for suspending
74 adult and minor privileges and asked if Mr. Babbar had reviewed them.

75 Mr. Babbar confirmed it was his recommendation to streamline the process but said the Board could
76 revert to the original. Vice Chairman Apple expressed concern about giving the facility manager discretion over
77 suspension length, and Mr. Babbar clarified that only initial suspensions could be handled by the manager, while
78 longer suspensions required Board approval.

79 1. Update: 17923 Cachet Isle

80 Mr. Babbar stated that he spoke with the residents at 17923 Cachet Isle, who arrived the previous day
81 and agreed with the motion the Board made at the October meeting. He noted that they planned to drop off the
82 \$4,500 check either the next day or the following week, and that they accepted all terms and conditions set by
83 the Board at the September meeting.

84 Chairman Belyea stated that the pavers took the initiative to help repair the roads under the contract
85 when they ran out of pavers, and he believed the payment should be approved.

86 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the**
87 **Invoice from Elite Pavers for the additional bricks in the amount of \$2,400.00**, for the Cory Lakes
88 Community Development District.

89 Chairman Belyea reported that Lawson Courts had been slow to complete work under the June contract,
90 and residents had been unable to use the courts. Although they promised completion in January.

91 Mr. Babbar recommended waiting until January to see if the work were finished and, if not, sending a
92 letter requesting reimbursement and hiring a new vendor at no additional cost. Vice Chairman Apple and
93 Supervisor Acoff supported sending a preemptive letter with clear deadlines. Chairman Belyea noted the
94 company's history of delays, reinforcing the need for firm action.

95 On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved **that**
96 **a letter be sent immediately to Lawson Courts, indicating that a district action letter would be sent on**
97 **February 1, 2026 if the required work is not completed by January 31, 2026**, for the Cory Lakes Community
98 Development District.

99 D. Exhibit 4: Juniper – November 2025 Inspection Report

100 Mr. Small reported minor seasonal damage and completed cleanup along Morris Bridge, with winter
101 cutbacks planned next.

102 Supervisor Acoff asked about preparing sprinklers and landscaping for spring. Mr. Small said he would
103 tour the property in February and provide proposals in March for updates.

104 Supervisor Acoff suggested using the Cross Creek road work period to advance irrigation and
105 landscaping where possible. Mr. Small noted updates were mainly needed for risers and heads, while
106 underground systems were fine.

107 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved **the**
108 **proposals from Juniper for Removal and Installation of New Material at the Entrance and Exit of the**
109 **Clubhouse and Removal of Dead Loropetalum from exterior of Capri Playground in the amount of**
110 **\$5,420.00, and \$9,245.00, respectively**, for the Cory Lakes Community Development District.

111 Supervisor McIntyre raised concerns about visibility at the Canary Isle intersection, noting that some
112 residents had complained the plantings between the sidewalk and street blocked the view of oncoming traffic.

113 Mr. Small explained the original plantings were meant to screen backyards, were 20–25 years old, and
114 were only maintained on the district's side. Chairman Belyea and Mr. Engle confirmed the complaint related to
115 the plants between the sidewalk and street.

116 Mr. Small said the plants could either be removed entirely or trimmed, but they would regrow, and
117 flowering bushes required careful maintenance. Supervisor Acoff suggested assessing visibility for different
118 vehicle heights and validating the stop sign placement. Chairman Belyea requested that Mr. Engle and Mr. Small
119 review the situation and report back at the next meeting.

120 E. Exhibit 5: Steadfast – Waterway Inspection Report conducted on 12/01/2025

121 Supervisor Acoff asked why Pond 10 had degraded because it was in good condition on October.

122 F. JCS Investigation

123 Mr. Engle reported 190 incident reports and 89 meeting requests since the last meeting, mostly resident
124 issues, 22 parking violations, and increased vehicle accidents. A cyclist was hit at the Canary Isle intersection;
125 Tampa PD cited the driver. There were minor fender benders, mailbox damage, and gate incidents, plus unsafe
126 driving near the basketball court and Morris construction area.

127 Discussion followed on wrong-way traffic and signage. Mr. Engle noted some drivers bypass lanes using
128 QR codes, which are supposed to be disabled. Board members suggested reviewing signage for safety and
129 addressing QR code misuse. Supervisor Acoff raised concerns about public roads being used without city
130 support, and Mr. Krause agreed to contact the City of Tampa.

131 Mr. Engle reported that a resident was arrested by Tampa PD after an incident at the Cross Creek booth.
132 The resident became upset when the guard couldn't quickly confirm residency, threatened the guard verbally,
133 and broke the gate arm while backing his vehicle from the visitor lane into the resident lane. At the time, the
134 guard didn't know the resident and was attempting verification.

135 Supervisor McIntyre recommended sending the resident a letter citing the damage and suspending
136 access for 30 days. Supervisor Aliaga suggested adding a distinctive set of stickers for quicker verification.
137 Chairman Belyea and Supervisor Acoff emphasized guard safety and reviewing procedures to prevent aggressive
138 encounters.

139 Mr. Engle reported a disturbance on 1128 at a Java Isle house party with 30–40 minors, no adults present.
140 A 19-year-old female was unable to walk and was taken by a responsible adult after TPD and EMS responded.
141 Supervisor Aliaga stressed notifying the property owner to address minor violations, but Mr. Krause noted JCS
142 was not responsible for owner outreach.

143 Mr. Engle also reviewed AM rover activity: 86 of 109 incident reports occurred during daytime hours.
144 Chairman Belyea suggested continuing the AM rover for another 30 days, with monthly evaluations.

145 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to**
146 **extend the a.m. rover for 30 days in the amount of \$4,800.00**, for the Cory Lakes Community Development
147 District.

148 Supervisor Acoff stated that the Board should communicate with the community to determine whether
149 the additional rover provided value and share the level of service being provided. Chairman Belyea suggested
150 notifying residents, along with the Envera update, that the additional rover had been in place for 60 days and
151 would continue for another 30 days. Incident levels were similar month to month and noted that rover activity
152 also included maintenance reports not reflected in incident totals.

153 Discussion followed regarding budget impacts and security coverage during the Cross Creek
154 construction. It was explained that the proposed staffing plan represented the minimum coverage needed to
155 manage traffic and safety during closures. Board members discussed options to reduce costs but agreed that
156 maintaining guard presence was necessary. The Board directed that the Cross Creek road be closed while
157 keeping a guard stationed at the entrance to ensure safety and control access.

158 It was explained that during construction, non-residents attempting to cut through the community were
159 turned around and could not pass through. Vice Chairman Apple expressed concern about residents being
160 delayed during peak morning travel. Supervisor Acoff stated that traffic control should involve law enforcement,
161 and it was noted that Tampa PD had been contacted following the prior meeting.

162 Chairman Belyea clarified that having a QR code did not guarantee access, and it was recommended
163 that residents be notified not to share QR codes. Recent gate arm damage was repaired quickly in house, and
164 temporary communication issues required manual verification for a short period, which were later resolved.

165 G. Envera

166 Mr. Morris noted that overriding the automatic gate system requires a PLC upgrade, as the current
167 system could not be configured for that. Chairman Belyea asked for a cost estimate, and Ms. Tonkin said she
168 would provide it and prepare the automation database cleanup in January.

169 The cleanup would ask residents to validate their visitor lists without deleting any existing entries. Ms.
170 Tonkin confirmed residents would see only their own lists, and “Admit All” was not recommended. Supervisor
171 Acoff confirmed the system is generally functional, though Mr. Morris noted a driver’s license scanner issue
172 that would need coordination with JCS to ensure everything works properly. Cameras are monitored through
173 middleman software, and technicians perform resets when needed. Speed-monitoring devices are being
174 reviewed.

175 Chairman Belyea directed Mr. Engle to send a Constant Contact email to residents notifying them that
176 the Envera database cleanup would occur on January 15, with multiple reminders to ensure accurate updates.
177 Mr. Morris confirmed the gym door is now fully functional.

178 **SIXTH ORDER OF BUSINESS – POA Reports**

179 There being none, the next item followed

180 **SEVENTH ORDER OF BUSINESS – Financial Items**

181 A. Exhibit 6: Consideration/Acceptance of November 2025 Unaudited Financial Statements

182 1. Variance Report, Prepaid Expenses, and Project List

183 Supervisor McIntyre asked for an update on the FY 2026 budget amendment to include weir costs. Ms.
184 Valentin said the amendment would be brought to the next meeting after coordination with the budget analyst,
185 as previously agreed by the Board.

186 Vice Chairman Apple noted the current budget shows no amount for the weir line item, causing expenses
187 to exceed revenues as costs are paid. Ms. Valentin explained the amendment would use reserved fund balance
188 to properly fund the weir costs, including the main expense and additional riprap.

189 Chairman Belyea clarified the weir was funded by a loan, not CDD fees. Board’s goal is to clearly set
190 aside the weir funds and show exactly where they are and what they are for.

191 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved **to**
192 **amend the budget to include the Weirs in the FY 2026 Budget and bring to the Board in January**, for the
193 Cory Lakes Community Development District.

194 Supervisor Acoff questioned the \$52,000 tennis court line item, stating it had already been paid and
195 should not appear as a pending cost. Ms. Valentin explained that although payment was made, the expense would
196 be recognized in FY 2026 because the project is not yet complete, and Vice Chairman Apple clarified that it is
197 treated as a prepaid asset that moves to an expense once the project is completed.

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

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

201 A. Exhibit 7: Review: Revised Policies and Procedures

202 On page 15, the “Tennis and Pickle Ball Reservation Policy” section would be struck and replaced with
203 the current policy section, and items 1 through 11 under that section would be removed. The “Tennis Court
204 Policies” section would remain unchanged, including items 1 through 8. On page 16, under Basketball,
205 Volleyball, and Hockey Court Policies, item 4 would be revised to change “15” to “14,” all references to court

206 reservations would be removed, and item 3, including sub-items A and B, would be deleted. The Playground
207 and Pocket Park Policies and Pets and Animal Policies would remain unchanged. On page 17, the Parking and
208 Towing Policies would remain unchanged. On page 19, the Fishing and Pond Policies would remain unchanged,
209 while under Lake, Beach, Dock, and Boat Ramp Policies, item 1(b) would be revised to change “with the POA”
210 to “at the CDD Office,” and item 2 would be changed from “before sunset” to “to 10:00 p.m.” On page 20, the
211 Natural Buffer Areas Policy Statement would remain unchanged. On page 21, Renters’ Privileges would remain
212 unchanged, Security Bar Code Fees would be revised to remove the dollar amount and instead read, “A fee is to
213 be paid for Patron security bar code,” and the Annual User Fee would remain unchanged.

214 Supervisor McIntyre noted the district is legally required to have a records management policy and
215 asked how to address it. Chairman Belyea suggested checking with Mr. Babbar first to confirm the requirement
216 before deciding on a resolution or policy update.

217 Supervisor McIntyre reviewed the changes to the suspension and termination of privileges policy, noting
218 documentation and violation rules were fine but section four was overly simplified. He preferred the previous
219 three-level system allowing the manager to act without Board approval for minor offenses, while longer
220 suspensions or terminations would come to the Board. The Board agreed to revert section four to the old page
221 seven rules, keeping the appeal process and noting the minor/adult distinction was unnecessary.

222 Supervisor McIntyre reviewed the changes to the Suspension and Termination of Privileges, noting
223 violation, and documentation of violations were fine but section for suspension was overly simplified. She
224 preferred the previous three-level system allowing the manager to act without Board approval for minor offenses,
225 while longer suspensions or terminations would come to the Board. The Board agreed to revert number four to
226 the old page seven rules, keep the appeal process, and noted the minor/adult distinction was unnecessary. The
227 Board also agreed that Mr. Krause should ask Mr. Babbar about the record management requirement.

228 Throughout the document, all references to “Clubhouse Manager” shall be changed to “Facilities
229 Manager.” Additionally, on page 7, a new item, number 38, would be added to state: “No outdoor grilling or
230 fires are permitted.”

231 B. Exhibit 8: Ratification of FY 2026 Insurance Policy – Florida Insurance Alliance - \$77,236.00
232 (Premium)

233 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board ratified **the**
234 **FY 2026 Insurance Policy from Florida Insurance Alliance in the amount of \$77,236.00**, for the Cory Lakes
235 Community Development District.

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

237 A. Regular Meeting & Closed Session: November 20, 2025
238 1. Exhibit 9: Summary of Motions
239 2. Exhibit 10: Meeting Minutes

240 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
241 **the Regular Meeting, & Closed Session: November 20, 2025 Meeting Minutes**, for the Cory Lakes
242 Community Development District.

243 3. Exhibit 11: Action Item List as of December 11, 2025
244 4. Exhibit 12: Contract List as of December 11, 2025

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

246 A. Facility Manager

247 The discussion focused on the monument and fountain lighting. For the monument lights, Don
248 Harrison's proposal replaces all lights, which are outdated and not GFCI-compliant, while Blue Wave only
249 proposed fixing the 17 damaged lights out of 44. A quote from Don Harrison for just the damaged lights could
250 provide an apples-to-apples comparison. Regarding fountains, a separate proposal for Tigris Aquatics Services,
251 which is significantly more expensive than Steadfast, was presented for the Morris Bridge and Cross Creek
252 entrance fountains, which are currently not working.

253 The discussion was about full outdoor speakers. The proposal is for five JBL speakers, similar to the
254 ones used in malls, for both music and announcements around the pool. Wiring and electrical work would be
255 included, making this the most cost-effective option. The system supports radio, Bluetooth, and tablet control.
256 Supervisor Aliaga asked about quotes, and it was noted that only one quote was obtained so far, while an audio-
257 visual company estimated \$6,000.00–\$9,000.00 for a comparable setup.

258 The discussion covered holiday event upgrades. Drone shows would require 50–100 drones at about
259 \$100 per drone, while the cheapest laser light show would cost \$3,000. The Board noted there's \$18,000 in the
260 annual budget for events like Fall Fest, Spring Fest, or Halloween activities. Supervisor McIntyre mentioned a
261 contact who might help sponsor the cost. The Board reached a consensus to table the decision on the holiday
262 lights for now.

263 1. Exhibit 13: December 2025 Report
264 2. Discussion: Shrubbery Height (Canary Isle/Cory Lake Dr.)
265 3. Consideration/Approval of Proposals:
266 a. Exhibit 14: Steadfast – LED Lights for Fountains 1 and 2 - \$5,655.00 – *This item
267 was brought back from the last meeting*

268 On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the
269 **proposal from Steadfast for LED Lights for Fountains 1 and 2 in the amount of \$5,655.00**, for the Cory
270 Lakes Community Development District.

271 b. Tigris Aquatic Services
272 i. Exhibit 15: Lake Fountain Lights (Cory Lake Dr & Morris Bridge Rd) -
273 \$8,747.98
274 ii. Exhibit 16: Fountain/Aeration Repair & Maintenance (Pond 1 & Pond 4a)
275 - \$350.00
276 c. Exhibit 17: Swipe – Roof Cleaning - \$2,490.00 – *This item was brought back from
277 the last meeting*

278 The discussion centered on roof repairs. Roof X, which did previous work in 2021, could replace missing
279 or damaged shingles on the guard booths, Beach Club, and other buildings they serviced. Two options were
280 presented: repair for \$8,500 (tiles might not match due to availability) or full roof replacement for \$47,500. It
281 was recommended to obtain additional quotes, and Supervisor McIntyre suggested filing an insurance claim.

282 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
283 the **Roof Cleaning in the amount not to exceed of \$3,000.00**, for the Cory Lakes Community Development
284 District.

285 Supervisor Acoff noted that the islands along Morris Bridge, particularly around the curves near the
286 guardhouse, look dirty. He asked to get quotes for cleanup work to improve the appearance from the guardhouse
287 out toward Morris Bridge Road, calling the current condition concerning.

288 d. Exhibit 18: Pye Barker – Fire Suppression and Extinguisher Inspection - \$614.00
289 – *This item was brought back from the last meeting*

290 The system currently only covers the kitchen, not all fire extinguishers as initially intended. Since the
291 stove has been removed, the Board questioned whether the suppressant system is still required. The options are
292 to either keep it in place or fully remove it, both of which could be costly. The \$615 fee was just for the annual
293 maintenance, which won't be charged this time. Vice Chairman Apple emphasized that a quote is needed for
294 removal, and compliance with the fire marshal is required since it's a government facility.

295 e. Exhibit 19: Enos Executive – Clean, Repair, & Paint Bridge and Signs (Cachet
296 Isle) - \$10,500.00

297 B. District Manager: Kai

298 1. Exhibit 20: Update FEMA

299 Mr. Krause updated that FEMA claims for landscaping, fencing, tennis court, and Morris Bridge repairs.
300 Delays are due to repeated eligibility checks. Supervisor Acoff stressed staying persistent and monitoring
301 closely.

302 2. Exhibit 21: District Goals & Objectives: Annual Performance Report

303 On a MOTION by Mr. Apple, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board accepted the
304 **District Goals & Objectives: Annual Performance Report**, for the Cory Lakes Community Development
305 District.

306 3. Exhibit 22: FY 2026 Meeting Schedule

307 4. Quorum Check for Regular Meeting and Closed Session – 01/15/2026 at 6:00 p.m.

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

310 Ms. Avula requested permission to film a 19-minute indie student-run film at the Playhouse for three
311 nights: December 21, December 22, and January 1. The filming would occur mostly at night to minimize resident
312 disturbance, with no stunts, special effects, or street closures. They have liability insurance, bring their own
313 equipment and generators (with mufflers for sound), and plan to credit the community in the film. The Board
314 was made aware of the schedule, scope, and precautions to limit impact on residents. Ms. Avula said the film is
315 a local student project in progress for two years. Vice Chairman Apple noted it's limited in scope, resident-led,
316 and fine if noise is controlled and insurance/legal requirements are met. Supervisor Acoff expressed full support
317 for the project but raised a broader concern: how to handle future requests that might differ, stressing the need
318 to manage the bigger picture while still encouraging creativity. Supervisor McIntyre expressed concerns about
319 potential liability issues related to the filming project and requested that legal counsel be consulted on the matter.

320 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved
321 **the request for a student film project to take place at the Cory Lake Isles Playground, subject to counsel**
322 **and legal approval**, for the Cory Lakes Community Development District.

323 A resident requested a waiver to host a community chess tournament, expanding it to include children
324 as well as adults. The proposal is to hold the event quarterly, using their own chess Boards and clocks, with no
325 food provided, for up to about 40 residents. Each tournament would last approximately six hours, with the first
326 one planned for January 17.

334 On a MOTION by Mr. Apple, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved the
 335 **use of the Clubhouse for the Chess Tournament to be held at the Clubhouse, four times per year for six**
 336 **hours**, for the Cory Lakes Community Development District.

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

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

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

341 A. Open Closed Session

342 *The closed session was not held.*

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

345 1. Envera

346 2. JCS Investigations

347 C. Close Closed Session

348 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

349 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned
 350 **the meeting at 9:43 p.m.**, for the Cory Lakes Community Development District.

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

354 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
 355 meeting held on JANUARY 15, 2026.

356 

Signature



Signature

357 Larry B. Knous Jr.
 358 Printed Name

359 Title: Secretary Assistant Secretary

Ann E. Bousart
 Printed Name

Title: Chairman Vice Chairman