

1 **MINUTES OF 3/19/26 REGULAR MEETING & CLOSED SESSION**  
2 **CORY LAKES COMMUNITY DEVELOPMENT DISTRICT**

3  
4 The Regular Meeting and Closed Session of the Board of Supervisors of the Cory Lakes Community  
5 Development District was held Thursday, March 19, 2026 at 6:00 p.m. at Cory Lakes Beach Club, 10441 Cory  
6 Lake Drive, Tampa, Florida 33647. The public was able to listen and/or participate in person as well as via  
7 TEAMS at [Cory Lakes Teams Meeting Link](#), Meeting ID: 223 730 841 579 33, Passcode: 34np7r6v, or  
8 telephonically at +1-312-667-7136.

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 Charles Reed	District Engineer, Johnson Engineering, Inc.
21 Michael Sakellarides	Facilities Manager, 813 Security
22 Wayne Letson	Facilities Manager, YKV
23 Anthony Vega	Account Manager, Juniper Landscaping
24 Kevin Riemensperger	Aquatics Manager, Steadfast
25 Vincent Palevich	Vice President, 813 Security
26 Jeff Tatem	President, POA
27 Brian Young	District Manager, GMS
28 Jason Greenwood ( <i>Virtual</i> )	District Manager, GMS

29 *The following is a summary of the discussions and actions taken at the March 19, 2026 Cory Lakes*  
30 *CDD Board of Supervisors Regular Meeting and Closed Session.*

31 **SECOND ORDER OF BUSINESS – Chairman’s Comments**

32 Chairman Belyea welcomed everyone to the meeting, introduced the new district management company  
33 GMS, and stated that comments would be limited to three minutes and should only address agenda items.

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

35 Vice Chairman Apple thanked Mr. Krause for his contributions, stating that he had been an important  
36 part of the neighborhood’s success and had helped lead the community through difficult times, and expressed  
37 appreciation for everything he had done.

38 Supervisor Acoff thanked Mr. Krause for his commitment to the community, stated that he had been  
39 very kind to them, and expressed personal appreciation for everything he had done.

40 Supervisor McIntyre thanked Mr. Krause and welcomed GMS, stating that she was glad to have them  
41 on Board and looked forward to working with them.

42 Supervisor Aliaga thanked Mr. Krause for his service.

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

45 Mr. Castillo thanked the Board for their service, stating that their work was often a thankless job and  
46 acknowledging the difficulty of completing community projects and developing a strong budget for residents'  
47 future. He also thanked Mr. Krause for his service to the community and expressed appreciation for his efforts.  
48 Mr. Castillo expressed appreciation for the completion of the paver project and repairs to the weirs, while noting  
49 concerns about barges that had remained in place for a long time. He mentioned feedback from residents  
50 regarding needed repairs at the hockey rink and acknowledged that budget constraints might affect such  
51 improvements. He also raised ongoing concerns about trucks frequently damaging the garden house rooflines  
52 and suggested finding a solution to help prevent repeated accidents.

53 **FIFTH ORDER OF BUSINESS – Vendor Updates**

54 A. Elite Pavers

55 Mr. Reed reported that the Elite Pavers project was scheduled to be completed by Friday and stated that  
56 the area would should remain closed to traffic for seventy two hours to allow the concrete and pavers to cure.  
57 He explained that sealing could be completed afterward, allowing walking access after twenty four hours and  
58 vehicle access after forty eight hours, and recommended sealing to help secure the pavers and stabilize the sand,  
59 with an estimated cost of \$20,410.00.

60 Supervisor Acoff expressed concern that the completed work did not follow the originally discussed  
61 plan, particularly regarding ribbon cuts and targeted repair areas, and questioned who had authorized the change  
62 in scope without Board discussion. Mr. Reed explained that a revised scope with a reduced cost had been  
63 approved by the Board, which removed certain ribbon cuts, although he stated that he was not involved in the  
64 original approval process.

65 Supervisor Acoff raised safety concerns about remaining damaged areas and requested clarification on  
66 solutions to address them. Mr. Reed presented a proposal to replace pavers from the stop sign extending one  
67 hundred thirty five feet back for \$70,255.00 using sixty millimeter pavers to address the most damaged section.  
68 Discussion followed regarding material selection, budget limitations, and long term repair planning.

69 Vice Chairman Apple and Chairman Belyea discussed previously approved project funding and  
70 acknowledged that extending repairs further would likely should be included in the next budget year. Supervisor  
71 McIntyre and Mr. Sakellarides discussed budget considerations and replacement options, while Supervisor  
72 Acoff emphasized the importance of installing eighty millimeter pavers to ensure durability and long term  
73 effectiveness.

74 A new proposal was presented and Mr. Reed explained that the proposal includes installation of 80-  
75 millimeter bricks, excavation and removal of the existing lime rock base, replacement with a roadway base, and  
76 improvements covering approximately 135 feet from the stop sign to the existing ribbon curb. Vice Chairman  
77 Apple clarified that the proposal also includes installing a concrete curb and bullnose across that section, which  
78 Mr. Reed confirmed.

79 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the  
80 walk-on proposals from Elite Pavers for installation of 80 MM bricks, excavate and remove limerock base  
81 135 feet from stop sign to existing ribbon curb in the amount of \$92,335.00, for the Cory Lakes Community  
82 Development District.

83 Supervisor McIntyre asked how much additional time was needed following approval of the project  
84 extension. Mr. Reed stated the estimate is seven days but is awaiting confirmation from the supplier. Mr.  
85 Sakellarides requested confirmation as soon as possible so scheduling for services and flaggers can be finalized.

86 Vice Chairman Apple noted that funding should be available through carryover funds. Supervisor  
87 McIntyre requested a contingency plan for needed funds, including potentially using \$50,000 from the  
88 landscaping special projects budget and accounting for a facilities management contract expected to exceed

89 budget. Supervisor Acoff also asked that roadway trouble spots be addressed and directed Mr. Reed to relay this  
90 to the vendor.

91 B. District Engineer: Johnson Engineering, Inc.

92 Mr. Reed reported that a scheduled inspection with SWFWMD was upcoming, and the barges would  
93 remain in place for that inspection. He stated that the remaining weirs would not be inspected at that time and  
94 advised that additional weir work should be budgeted for the next fiscal year or the following year. Chairman  
95 Belyea requested an update regarding the use of wells to replenish the lakes, and Mr. Reed stated that he had  
96 contacted four companies, but none provided lake water replenishment services. Vice Chairman Apple asked  
97 whether the wells were functional, and Mr. Reed stated that he was not sure. Supervisor Acoff noted that Juniper  
98 might have previously drilled the well and requested confirmation that no rules were being violated regarding  
99 the weirs.

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

101 1. Update: 17923 Cachet Isle

102 There being no representative, the next item followed.

103 2. Exhibit 1: Discussion: Draft Revised Policies as of March 19, 2026

104 Item not discussed.

105 D. Juniper

106 1. Exhibit 2: February 2026 Irrigation Inspection Reports

107 Mr. Vega presented a report and additional proposal, explaining that improving weather conditions and  
108 recent rainfall had helped plant material recover more quickly. He stated that the agronomic team had applied  
109 pre emergence treatments, fertilizers, and cutbacks to promote growth, and noted that new growth had already  
110 begun in some areas, although certain plants and palm trees still required monitoring. He suggested additional  
111 OTC injections for palm trees as an extra service to help promote recovery, which would be outside the contract  
112 scope.

113 Chairman Belyea asked whether the suggested treatments would involve additional costs, and Mr. Vega  
114 clarified that services within the contract would be completed, while extra treatments would require additional  
115 approval. Supervisor Acoff discussed concerns shown in specific report photos, including damaged areas and  
116 ruts, and Mr. Vega stated that his team would address the issues and continue monitoring all monument areas  
117 and entrances to evaluate plant recovery and develop a more cold resilient landscaping plan.

118 Mr. Sakellarides noted that frost damaged plants had already been cut back and that growth was expected  
119 to improve, while Supervisor Acoff summarized that most areas remained in a monitoring phase with continued  
120 observation required. Mr. Vega added that plant loss appeared less severe than initially expected, although palm  
121 trees would need further monitoring over the coming months for delayed damage.

122 Discussion followed regarding a proposal valued at \$5,420.00 to enhance the clubhouse entrance by  
123 removing hurricane damaged debris and improving landscaping. Mr. Vega stated that the proposal would be  
124 modified to include more cold tolerant plant selections. Chairman Belyea explained that the improvements  
125 would help create a more inviting and durable entrance.

126 Supervisor Acoff reviewed irrigation matters and confirmed that most systems were functioning  
127 properly, with only minor repairs identified. Chairman Belyea stated that routine inspections were part of  
128 standard maintenance and would not need Board review unless major repairs were required. Mr. Vega explained  
129 that a minor repair proposal involved fixing a leaking spigot elbow discovered during inspection.

130 Mr. Young informed the Board that required community records had not yet been received, which might  
131 delay preparation of accurate financial reports. He stated that once records were obtained, financials could take

132 two to four months to complete depending on workload, and advised the Board not to delay decisions while the  
133 information was being finalized.

134 2. Consideration/Approval of Proposals:

135 a. Exhibit 3: Replacement of Plant Material (Clubhouse) - \$5,420.00 – *This item was*  
136 *brought back from the last meeting.*

137 Chairman Belyea stated that the proposal should involved removing a tree stump, and Mr. Vega stated  
138 that he would resubmit a revised proposal the following month with replacement plant material that would be  
139 more colorful and durable.

140 b. Exhibit 4: Irrigation Repair (Antilles Isle) - \$225.87 – *This item was brought back*  
141 *from the last meeting.*

142 c. Exhibit 5: Mulch Guard (Tennis Court) - \$4,215.20

143 Supervisor McIntyre expressed concerns about water flow around the fence and stated that the proposal,  
144 as presented, did not address the drainage issues affecting the court. Mr. Vega stated that he would bring back  
145 proposals for a French drain and or swale at the next month meeting.

146 d. Exhibit 6: Root Barrier (Tennis Court) - \$4,040.00

147 Vice Chairman Apple stated that the court repair contractor had recommended installing a root barrier  
148 for Courts 1 and 2 on the driveway side, specifically the right side, and noted that it would be considered at the  
149 next month meeting.

150 e. Exhibit 7: Spring Flower Rotation - \$1,750.00

151 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved  
152 **proposals from Juniper for Irrigation Repair (Antilles Isle) and Spring Flower Rotation in the amount of**  
153 **\$225.87, and \$1,750.00, respectively, for the Cory Lakes Community Development District.**

154 E. Exhibit 8: Steadfast – March 2026 Waterway Inspection Report

155 Mr. Riemensperger reported that the ponds are transitioning from winter into spring conditions while  
156 the area remains in a significant drought, contributing to low water levels and increased potential for algae  
157 blooms and weed growth, which would continue to be monitored and treated. He noted that lake levels are  
158 approximately four feet low, equating to an estimated 200 million gallons of water deficit. Minor hydrilla growth  
159 was reported as an ongoing but controlled condition, with no significant issues observed.

160 Discussion also included the potential purchase of additional no-wake buoys at an estimated cost of  
161 about \$400 per buoy. Chairman Belyea stated this could fall under the facility maintenance budget, with staff  
162 approval and installation by Steadfast at no additional cost. A site review might be conducted by staff and Board  
163 representatives to determine if additional buoys are warranted.

164 F. Envera

165 There being none, the next item followed.

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

167 Mr. Tatem suggested adding additional “idle speed only” buoys in the northern lakes and offered to  
168 provide specific locations. Discussion followed regarding ongoing speeding concerns, with residents noting  
169 limited immediate enforcement options. Mr. Sakellarides explained that roadway changes such as speed bumps  
170 require a traffic study and county approval, with a consultant proposal estimated at \$15,000.00. The Board  
171 discussed possible solutions including speed cameras, coordination with the POA for warnings or fines, and  
172 working with local authorities for assistance.

173 Supervisor Acoff recommended preparing questions for city officials to explore available traffic-control  
174 support. The Board also discussed a repeat violation involving a commercial truck and trailer parking issue;  
175 Chairman Belyea stated repeat offenses should result in automatic towing, and Mr. Sakellarides requested photos  
176 to proceed with enforcement.

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

178 A. Consideration/Acceptance of the Unaudited Financial Statements with Variance Report, Prepaid  
179 Expenses, and Project List

- 180 1. Exhibit 9: December 2025 – *This item was brought back from the last meeting.*
- 181 2. Exhibit 10: January 2026 – *This item was brought back from the last meeting.*
- 182 3. Exhibit 11: February 2026

183 The Board agreed to wait for GMS to take over before discussing the financials.

184 **EIGHTH ORDER OF BUSINESS – Approval of Minutes**

185 A. Regular Meeting & Closed Session: February 19, 2026

- 186 1. Exhibit 12: Summary of Motions
- 187 2. Exhibit 13: Meeting Minutes
- 188 3. Exhibit 14: Action Item List as of March 12, 2026
- 189 4. Exhibit 15: Contract List as of March 12, 2026

190 On a MOTION by Ms. Belyea, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved the  
191 **Regular Meeting, & Closed Session: February 15, 2026 Meeting Minutes**, for the Cory Lakes Community  
192 Development District.

193 **NINTH ORDER OF BUSINESS – Staff Reports**

194 A. Facility Manager

- 195 1. Exhibit 16: March 2026 Report

196 Mr. Sakellarides provided updates on the March 2026 report and ongoing projects. He noted Dane is  
197 temporarily out with the Army Reserve and shared that his family is in contact.

198 There has been an increase in court usage complaints, including non-residents and disputes between  
199 pickleball and tennis players. The team is exploring a reservation system and possibly adding racks or a dedicated  
200 pickleball court. Chairman Belyea suggested placing a rack near the parking lot.

201 Property damage incidents were reported: a U-Haul damaged track lighting at Morris Bridge, and a boat  
202 service vendor hit a bollard. The Board agreed to recover costs from the responsible parties. Track lighting  
203 wiring damage was identified and would be repaired within spending limits.

204 Mr. Sakellarides reported that TPD could not cover most shifts during the Cross Creek project, so  
205 flaggers were brought in. Residents appreciated the smooth transition, no accidents occurred, and overall  
206 feedback has been positive. Supervisor Acoff noted the flaggers arrived early and were professional.

207 2. Consideration/Approval of Proposals:

- 208 a. A#1 Seamless – Repairs – *This item were brought back from the last meeting.*
  - 209 i. Exhibit 17: Pool House - \$6,283.00
  - 210 ii. Exhibit 18: Beach Club - \$12,951.00

211 Mr. Sakellarides noted that these items was not supposed to return to this meeting and was scheduled to  
212 be tabled until 2027, so the board agreed to skip it.

213 b. Exhibit 19: Facility, Lifestyle & Field Services to start May 1, 2026 (Annual Total)

214 i. Option 1 - \$194,469.60

215 ii. Option 2 - \$238,540.90

216 Chairman Belyea noted there are two proposals to consider. Mr. Sakellarides explained that one proposal  
217 continues the current staffing level the district has had for the past eight to nine months, while the other returns  
218 to the previously budgeted contract price. Supervisor McIntyre confirmed the previously contracted price  
219 reflected the last eight months, which is why the increase exists.

220 Mr. Sakellarides noted that returning to the lower budgeted level would mean losing one on-site staff  
221 member and reducing support for certain areas, though it could help manage costs. He highlighted Mr. Wayne  
222 Letson, a highly experienced facility engineer, as part of the team, emphasizing his ability to ensure a smooth  
223 transition and maintain operations effectively.

224 Chairman Belyea clarified that the difference for a 20-hour clubhouse manager would be around  
225 \$44,000, with Mr. Sakellarides noting that actual hours might exceed that, possibly closer to 30 hours. Vice  
226 Chairman Apple added that with 11 pay periods remaining, the \$200,000 budget would be exceeded by about  
227 \$48,000, indicating additional funds would should be found. Supervisor Acoff noted the workload would  
228 increase with summer approaching, and Chairman Belyea emphasized the need for an extra person even with a  
229 full-time Facility Manager overseeing operations.

230 Supervisor Acoff emphasized reviewing the numbers carefully, noting that managing both the home  
231 staff and the clubhouse manager might not be feasible, and stressed the importance of providing the necessary  
232 resources for the team to perform effectively.

233 Mr. Sakellarides suggested refining the plan and asked if the Board was woulding to work toward the  
234 next fiscal year, offering to calculate a budget estimate. Supervisor McIntyre noted that funding was available  
235 from the amount originally allocated for a full-time guard, but pointed out that coverage on Sundays would still  
236 be a major concern due to heavy usage.

237 Mr. Sakellarides provided an estimate based on monitoring for the roughly 15 weeks between Memorial  
238 Day and Labor Day, projecting a cost of approximately \$16,800.00 to \$20,000.00, which includes Sunday  
239 coverage

240 On a MOTION by Mr. Apple, SECONDED by Ms. Belyea, WITH ALL IN FAVOR, the Board approved the  
241 proposal from YKV for Facility, Lifestyle & Field Services to start May 1, 2026, Option 2 in the total  
242 amount of \$220,000.00 or \$8,461.54 per period, for the Cory Lakes Community Development District.

243 c. Illuminations Holiday Lighting – Repairs

244 i. Exhibit 20: Beach Club - \$395.00

245 ii. Exhibit 21: Morris Bridge Guardhouse - \$990.00

246 Chairman Belyea directed Mr. Sakellarides to proceed under his own authority for the Illuminations  
247 Holiday Lighting Repairs

248 d. Lake Rules Sign Installation

249 i. Exhibit 22: Signarama - \$1,025.71

250 ii. Exhibit 23: Fast Signs - \$1,183.00

251 Discussion also included signage and barriers for court and bridge safety, noting limitations with current  
252 structures and possible enhancements. GMS maintenance services are available and might provide a cost-  
253 effective solution. The Board plans to wait for another month to get GMS fully involved in the projects.

254 e. Exhibit 24: Fitness Services – Renewal of Preventive Maintenance Agreement -  
255 \$8,400.00 (Total)

256 Chairman Belyea asked about fitness services, and Mr. Sakellarides clarified it's for gym equipment  
257 with Fitness Services of Florida, renewing the current vendor contract. He confirmed the service is effective and  
258 needs renewal.

259 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved  
260 the **proposal from Fitness Services of Florida for the Renewal of Preventive Maintenance Agreement for**  
261 **one year in the amount of \$8,400.00**, for the Cory Lakes Community Development District.

262 Mr. Sakellarides provided updates on the hockey rink, noting that some lights were out and a few dasher  
263 Boards needed replacement. He mentioned that he and Wayne, who both have a hockey background, have  
264 arranged for an installer and supplier to review the Boards. Vice Chairman Apple pointed out the location of  
265 some Boards near the tree line.

266 Chairman Belyea reminded that routine maintenance, unless extreme, falls under the facility  
267 maintenance budget and does not require additional Board discussion. Mr. Sakellarides noted that a recent  
268 \$2,300.00 plumbing repair at the pool house had already impacted the budget but was necessary to keep the  
269 restrooms operational.

270 He also updated on fencing for Cross Creek, which has been ordered and would be installed within the  
271 next two weeks once delivered. They are working with Mr. Young and his team to set up a facility credit card  
272 to manage emergency payments efficiently. Court numbers for the tennis courts would be ordered this month to  
273 facilitate future system or scheduling improvements.

274 Mr. Sakellarides added that communication with the District Engineer has been challenging, particularly  
275 regarding project maps. Mr. Greenwood suggested addressing engineering matters at the April meeting due to  
276 the need for an RFQ process and planning.

277 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved to  
278 **authorize GMS to apply for a Facilities staff credit card from Bank United, with the Chair to liaise with**  
279 **GMS regarding applicable rates**, for the Cory Lakes Community Development District.

280 Mr. Sakellarides presented the annual proposal to remove the Ansel suppression system in the kitchen,  
281 noting it's required before any renovations and the cost is small. He suggested waiting a few months to avoid  
282 disrupting events.

283 A supervisor noted permits would be needed. Mr. Letson explained the system must be decommissioned  
284 safely, with the chemical removed and piping disconnected, and that removing the hood would be a larger  
285 project. He added that since the kitchen is no longer in use, inspections were not required, and occupancy permits  
286 need updating at no current cost. Mr. Acoff suggested reclassifying the facility for insurance purposes.

287 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the**  
288 **walk-on proposal from Pie Baker for the removal of Ansul fire suppression system in the kitchen with the**  
289 **caveat that all documentation, including records of any disabled or decommissioned items, be maintained**  
290 **on file for potential future reference, in the amount of \$355.00**, for the Cory Lakes Community Development  
291 District.

292 B. District Manager: Kai

- 293 1. Exhibit 25: FY 2026 Meeting Schedule  
294 2. Quorum Check for Regular Meeting and Closed Session – 04/16/2026 at 6:00 p.m.

295 **TENTH ORDER OF BUSINESS – Business Items**

296 Chairman Belyea stated that for new business, the first item, although not on the agenda, was to inform  
297 the Board that a response had been received from Mr. Vieras' office. He said that Mr. Vieras would attend CLI  
298 on April 29 to conduct a town hall, which would be a CDD event. Chairman Belyea asked the supervisors if  
299 April 29 would work and noted that she personally would not be present. Mr. Krause added that the event needed  
300 to be properly noticed and explained that if more than two supervisors attended, it would be considered a  
301 discussion of CDD business and would require proper notice. All four other supervisors confirmed that they  
302 would attend. The Board agreed to send questions to Mr. Young in advance.

303 A. Consideration/Adoption of Resolutions

- 304 1. Exhibit 26: 2026-03, Appointing District Manager

305 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adopted  
306 **Resolution 2026-03, Appointing and Fixing Compensation of the District Manager**, for the Cory Lakes  
307 Community Development District.

- 308 2. Exhibit 27: 2026-04, Designating Authorized Signatories

309 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adopted  
310 **Resolution 2026-04, Designating Authorized Signatories**, for the Cory Lakes Community Development  
311 District.

312 Another motion was made.

313 On a MOTION by Ms. McIntyre, SECONDED by Mr. Apple, WITH ALL IN FAVOR, the Board approved to  
314 **add the Chairman and Vice Chairman to all new bank accounts associated with GMS**, for the Cory Lakes  
315 Community Development District.

- 316 3. Exhibit 28: 2026-05, Designating Officers

317 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adopted  
318 **Resolution 2026-05, Designating Officers**, for the Cory Lakes Community Development District.

319 Another motion was made.

320 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved,  
321 **Resolution 2026-03. And Resolution 2026-05, be effective concurrent with April 1, 2026**, for the Cory Lakes  
322 Community Development District.

- 323 4. Exhibit 29: 2026-06, Redesignating Administrative Office

324 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adopted  
325 **Resolution 2026-06, Redesignating Administrative Office**, for the Cory Lakes Community Development  
326 District.

- 327 5. Exhibit 30: 2026-07, Designating the District Manager as the Sole Representative to  
328 Communicate with and Supervise All Vendors and Employees

329 Supervisor McIntyre asked Madam Chairman why the Board had a District Manager, noting that the  
330 role should include handling vendor matters since Mr. Young could not be on site full time. Mr. Young explained  
331 that he became involved when issues escalated. Chairman Belyea stated that the resolution indicated the District  
332 Manager would supervise vendors, while Mr. Young clarified that this was not the original intent.

333 Mr. Greenwood advised that the language could be modified by District Council and suggested  
334 approving the resolution in substantial form while making revisions. The Board agreed that Resolution 2026-07  
335 would be tabled for modification, and Chairman Belyea would liaise with Mr. Babbar regarding the revisions.

336 **B. Consideration/Approval of Sports Camp Proposal**

337 Chairman Belyea asked if anyone had comments or wanted time to read about the summer camp.  
338 Supervisor Acoff said he was fine to move on but emphasized that the contract should be followed. He stated  
339 that the Board should ensure proper contract compliance, including revenue sharing, and that the staff running  
340 the camp should be held accountable. Chairman Belyea noted that when Ms. Molly was asked about the kids,  
341 she said that residents could bring their friends as guests. Supervisor McIntyre confirmed that was what had  
342 been discussed previously and that the contract required a ten percent contribution to the Board. Chairman  
343 Belyea also asked if children would have to register and pay a fee, and upon confirmation, she noted there was  
344 no issue.

345 Supervisor Acoff raised further concerns about the background of the people handling the children.  
346 Chairman Belyea confirmed she shared the concern and stated that the contract required proper validation of all  
347 staff. Supervisor Acoff asked if Ms. Molly could provide the necessary validation, and the supervisors confirmed  
348 that she could.

349 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board approved  
350 the Sports Camp for Kids presented by Molly at the last meeting; facilities management to check all  
351 contractual obligations are met, including financial obligations, for the Cory Lakes Community  
352 Development District.

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

355 Mr. Carpenter stated that the community should be informed that only a small section of the road would  
356 be completed, as residents believed the entire road would be fully paved and this misunderstanding might lead  
357 to criticism. He also advised that buoys should no longer be installed in the lake, explaining that additional  
358 requests would likely follow and that buoys were difficult to see at night unless they were lighted, making them  
359 ineffective and prone to being struck.

360 Mr. Carpenter further recommended placing sand or a sand and cement mixture between the pavers in  
361 unfinished sections to temporarily stabilize gaps he observed during his inspection. He noted that this would be  
362 a low-cost solution until permanent repairs could be completed. He also mentioned ongoing electrical work at  
363 Cross Creek and noted that the entrance monument light was still not functioning.

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

365 There being none, the next item followed.

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

368 **A. Open Closed Session**

369

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

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

374 1. Envera

375 2. JCS Investigations

376 C. Close Closed Session

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

379 A motion was made.

380 On a MOTION by Ms. Belyea, SECONDED by Mr. Acoff, WITH ALL IN FAVOR, the Board approved **the**  
381 **proposal from Envera to replace two license plate reading cameras at the gate in the amount of \$1,948.00,**  
382 **for the Cory Lakes Community Development District.**

383 Mr. Palevich reported 49 parking violations and 5 tows, mostly involving first-time offenders. Other  
384 incidents included speeding, tailgating, gatehouse damage, and vehicles improperly entering the exit lane at  
385 Morris Bridge. Two guards experienced verbal threats during separate access-control incidents, both of which  
386 were documented.

387 There was an increase in soliciting activity and suspicious behavior, including individuals  
388 photographing homes and one report of a person entering a resident's backyard. Security also recovered multiple  
389 Amazon packages left at the gate and delivered them.

390 Mr. Palevich requested that all security complaints be reported directly to management immediately for  
391 proper tracking and timely resolution. He also noted **11 incidents related to system disruptions and power**  
392 **outages**, requiring manual operations.

393 Chairman Belyea reported a solicitation incident within the community. Mr. Sakellarides advised  
394 reporting license plates of solicitors and confirmed he would contact Amazon regarding packages being left at  
395 the gate. Additional signage at Morris Bridge, including Spanish-language directions, was suggested to help  
396 prevent traffic confusion and damage.

397 **FOURTEENTH ORDER OF BUSINESS – Adjournment**

398 On a MOTION by Ms. Belyea, SECONDED by Ms. McIntyre, WITH ALL IN FAVOR, the Board adjourned  
399 **the meeting at 9:14 p.m.**, for the Cory Lakes Community Development District.

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

403 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
404 **meeting held on \_\_\_\_\_.**

405

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Signature

406

407

Brian Young  
\_\_\_\_\_  
Printed Name

Todd A. Apple  
\_\_\_\_\_  
Printed Name

408

Title:  Secretary     Assistant Secretary

Title:  Chairman     Vice Chairman