

MINUTES OF MEETING
STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Storey Park Community Development District was held on Thursday, April 26, 2018 at 4:00 p.m. at the Offices of GMS-CF, LLC, 135 W. Central Blvd, Suite 320, Orlando, Florida.

Present and constituting a quorum were:

Rob Bonin	Chairman
Karen Morgan	Vice Chair
Jeffrey Adelman	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel by phone
Christina Baxter	District Engineer by phone
Brian Smith	Field Manager
Michelle Barr	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. All Supervisors were present with the exception of Mr. Steen.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2019

Mr. Flint: You have a vacancy on the Board in Seat 3, with a term expiring in November of 2019. I understand that there is a nomination to fill that position.

Mr. Bonin: I nominate Lane Register.

On MOTION by Mr. Bonin, seconded by Mr. Adelman, with all in favor, the appointment of Lane Register to Seat 3, ending November 2019, was approved.

B. Administration of Oath to Newly Appointed Supervisor

Mr. Flint: Mr. Register is not here. We will either swear him in at the next meeting or provide the Oath forms to him.

C. Consideration of Resolution 2018-06 Electing Assistant Secretary

Mr. Flint: The Resolution designates Lane as an Assistant Secretary, assuming that you want him to have the same office as the prior Board Member.

Mr. Bonin: Sure.

On MOTION by Ms. Bonin seconded by Mr. Adelman with all in favor, Resolution 2018-06, electing Lane Register as Assistant Secretary, was adopted.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 25, 2018 Meeting

Mr. Flint: The minutes of the January 25, 2018 meeting were included as part of your agenda package. Does the Board have any additions, deletions or corrections? If not, we need a motion to approve.

On MOTION by Mr. Bonin, seconded by Mr. Adelman, with all in favor, the Minutes of the January 25, 2018 Meeting, as presented, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-07 Approving the Proposed Budget for Fiscal Year 2019 and Setting a Public Hearing

Mr. Flint: This Resolution approves the Proposed Budget and sets the date, place and time of the Public Hearing for its final consideration. The Proposed Budget doesn't bind the Board. It's a statutory requirement that you approve a Proposed Budget before June 15. The final budget would be considered at your July 26th meeting. The Proposed Budget that we

circulated with the Resolution, keeps the per unit assessment amounts the same and contemplates no increase in per unit assessments.

Mr. Bonin: Do you have a copy of the budget?

Mr. Flint: Yes. It can be changed.

Mr. Bonin: So we are approving the Proposed Budget?

Mr. Flint: Yes, and setting the Public Hearing for its final adoption.

Mr. Bonin: When are we setting that date for?

Mr. Flint: It's in the Resolution. We are suggesting that you hold it at your July meeting, which is July 26, at 4:00 p.m., at this location. That is your regular monthly meeting date. You will be adopting the final budget at that point, which would go into effect on October 1.

Mr. Bonin: So today we are approving the Proposed Budget and setting the Public Hearing for July 26?

Mr. Flint: Correct. As long as the assessments are not increasing, you can make any changes that you want to that budget. We don't contemplate a need for an increase in assessments at this point. According to the information that we received from the County, the only lots that are platted, at this point, are the Assessment Area One lots. We don't show any other platted lots. There would continue to be a combination of on-roll assessments and developer funding. Right now, that's a build-up budget that is being balanced under the developer funding amount. If you look at the actuals, at this point, we are able to fund our actual expenses based on the assessment revenue for the on-roll lots. The developer has not had to contribute any funding for this year, so it's working. Again, there will be an opportunity to change the budget if we need to refine it. As long as the per unit assessments are not increasing, you are not being bound by anything today. We need a motion to approve the Resolution.

On MOTION by Mr. Bonin, seconded by Mr. Adelman, with all in favor, Resolution 2018-07 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing for July 26, 2018 at 4:00 p.m., at this location, was adopted.

SIXTH ORDER OF BUSINESS

Ratification of Landscape Maintenance Agreement with Down to Earth Landscape

Mr. Flint: Previously, the Board directed staff to provide BrightView with a 30-day termination notice, and retain Down to Earth Landscape to provide those services. We ended up

cancelling the last meeting, but we moved forward with the agreement, with the understanding that the Board would ratify it today. The cost for the services are identical. According to Page 32 of the agreement, its \$103,920, which is the contract amount that we had with BrightView. The direction was to negotiate with Down to Earth to keep costs the same. We will be adding some ponds and bringing some addendums for the Board to add those ponds. It reflects everything that we are currently maintaining, although there will be some things that we are bringing on fairly quickly that will need to be added. In Attachment A, there are some maps that show the specific areas that are being maintained and there is a detailed Scope of Work attached to the contract.

Mr. Bonin: How long have they been out there?

Mr. Flint: 45 days.

Mr. Bonin: Have they submitted bills yet?

Mr. Smith: Yes.

Mr. Bonin: So this is just a continuation of the BrightView pricing?

Mr. Flint: Correct. We think there is a tighter Scope of Work.

Mr. Bonin: What's the early feedback on Down to Earth?

Mr. Smith: They are doing a better job than BrightView. They also handle Storey Lake for Lennar. They have one of their more mature Project Manager's out there. He does a good job.

Mr. Flint: They are doing Stoneybrook South as well.

Ms. Baxter: Does Chris meet with you, Brian?

Mr. Smith: Yes. Chris is out there.

Mr. Flint: We need a motion to ratify that agreement.

On MOTION by Mr. Bonin, seconded by Mr. Adelman, with all in favor, the Landscape Maintenance Agreement with Down to Earth Landscape was ratified.

- **Proposed Budget (Continued)**

Mr. Flint: Regarding the budget, we just priced the 2018 bonds for Assessment Area Two. The Board previously adopted a Methodology, Engineer's Report and Delegation Resolution that authorized moving forward. We were just waiting until there were enough

improvements in the ground and the market was right to be able to move forward. The Underwriter priced the bonds today. There's a scheduled pre-closing on May 17th and a closing within a week of that date. Because we have a new series of bonds, we would like for you to clarify, as part of your motion on the Proposed Budget, or a separate motion, to authorize us to include the Series 2018 debt service into the budget that you just approved. That will allow us, at the Public Hearing in July, to have the Series 2018 debt service. Right now, you just have the Series 2015 bonds, which was the Assessment Area 1 debt. I would like a separate motion to authorize staff to incorporate the Series 2018 debt service into the Fiscal Year 2019 budget?

On MOTION by Mr. Bonin, seconded by Mr. Adelman, with all in favor, authorizing staff to incorporate the Series 2018 debt service into the Fiscal Year 2019 budget, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: We are working on the bond documents. George mentioned the pre-closing on May 17th. The closing date is the following week on May 22nd. We signed off on the BPA today. George provided the signature page. We are fine on the execution of that and are just working on the documents. I don't know if there are any questions on those documents.

Mr. Flint: Are there any questions for District Counsel? Hearing none,

B. Engineer

Mr. Flint: Christine do you have anything?

Ms. Baxter: No I don't have anything to report, unless you have any questions for me.

Mr. Flint: Are there any questions? Hearing none,

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: There are a couple of Check Registers. The first one is from January 18, 2018 through February 16, 2018, totaling \$203,008.03. The second Check Register is from February 17, 2018 through March 15, 2018, totaling \$50,368.27, and the third is from March 15, 2018 through April 15, 2018, totaling \$34,887.16. The detail is behind each summary. If the Board has any questions, we can discuss those, otherwise, I would ask for a motion to approve the Check Registers.

On MOTION by Mr. Bonin, seconded by Mr. Adelman, with all in favor, the Check Registers were approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the Unaudited Financial Statements through March 31st. If the Board has any questions, we can discuss those, otherwise, no action is required.

iii. Presentation of Number of Registered Voters - 328

Mr. Flint: The District is required each year to announce the number of registered voters as of April 15th. A letter is in your agenda package from the Supervisor of Elections, indicating that there are currently 328 registered voters in the Storey Park CDD. Once the District is six years old and has 250 registered voters, the five-member Board transitions from landowner elected seats to general elected seats. The District was created in 2015, so we won't trip the six years until 2021. We already tripped the 250. In November of 2022, the first two seats of the five seats will transition to general election, and in November, 2024, the second two seats will transition. At that point, a majority will be general election seats, which are full-time residents. In 2026, the last seat would transition. The landowner has control through 2024.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Is there anything further from the Board or staff?

Ms. Barr: I wanted to be sure that we addressed the landscaping.

Mr. Flint: Thanks for reminding me. The community was selected for a photo shoot through Amazon. Only a few communities in the country have been selected. As a result, we want to make sure that the community puts its best foot forward. I understand that Brian has an on-site meeting on Monday with the HOA, Lennar and Down to Earth, to perform a walk-through of the community. As a result, there may be some plant, tree and sod replacements.

Mr. Smith: Down to Earth did a fairly extensive assessment of the entire project, HOA and CDD properties. From the CDD's side, I asked them to generate some proposals from their assessment for improvements. As soon as we get those, we are going to authorize to get the work completed, in order to get the place looking as good as possible for the photo shoot. We are doing the Phase 3 quad park as well. That's going to be with Brooks.

Mr. Bonin: They just planted the firefly tree today.

Mr. Flint: Do we have any idea of a not-to-exceed amount that the Board might want to consider?

Mr. Smith: We are in fairly good shape. I don't think that we are going to get to the \$10,000 number. We will probably get over \$5,000 or somewhere in that general area.

Mr. Flint: I think it would be a good idea for the Board to authorize a not-to-exceed amount, so that Brian can move forward with Down to Earth to get the necessary work done.

Ms. Barr: There is also something to consider, which I was considering. I already received the proposal from Down to Earth, for the replacement of plants, trees and sod at the tower park and both entrances. That proposal was \$38,000. I don't know if you want to go after BrightView for negligence of the contract, because it's something that I'm considering.

Mr. Smith: Michelle, our biggest problem was with the palm trees. I still have some palm trees to replace. The plant replacement, as far as our areas and because of some irrigation issues, getting that connected and setting the reuse meter, those areas are a burden. Along Dowden Extension, our areas are looking fairly good. We have some minor plant replacements and I'm going to do additional sodding. It's probably not going to be quite as expensive as the other areas.

Ms. Barr: I agree.

Mr. Smith: If we do a not-to-exceed of \$10,000, we can get those areas looking good, but until we get a good handle on our irrigation and getting those meters set, I would like to hold off on planting anything in those areas.

Mr. Bonin: Is the \$10,000 for enhancements or replacements?

Mr. Smith: Plant replacements. Either plants were lost or the beds were too large, so I'm going to scale them back and put sod in. Each bed will look better. They will be smaller, but neater.

Mr. Bonin: So that's in advance of this photo?

Mr. Smith: Yes.

Mr. Bonin: What is the \$38,000 for?

Mr. Smith: The HOA. Michelle has the condos, townhomes and parks.

Mr. Bonin: Its outside of the CDD.

Mr. Smith: Correct. Our biggest concern are the main roadways, especially Storey Park coming in, the medians and just getting our areas looking neater. Once you go down Storeytime,

we just set the meters. We are getting irrigation tied in there. If you notice, the plant material is drought tolerant, which is good. Once we get water on it, a lot of it will come back and look good.

Mr. Bonin: Do we need a motion to approve a maximum of \$10,000?

Mr. Flint: Yes. My recommendation would be at least \$10,000. You may want to bump it up slightly, just in case.

Mr. Bonin: Is this a proposal that we will be getting from Down to Earth?

Mr. Smith: Yes.

Mr. Bonin: Have they already been directed to provide this?

Mr. Smith: I expect to have proposals for the Monday meeting.

Mr. Flint: We just don't have it for today, but we want the Board to authorize us to move forward with the work.

Mr. Bonin: At this point, we don't even have a general idea of how much that proposal is going to be.

Mr. Smith: Once I receive the proposals, it's probably going to be expensive, but I don't think that we need to do every little thing that they recommend. That's overkill, because that's what they are going to do. It's a typical landscape contract.

Mr. Flint: If you want, the Board can delegate, through the Chairman or Vice Chairman to make the final decision outside of the meeting.

Mr. Bonin: Do I still authorize \$10,000?

Mr. Flint: Yes. You need to set a dollar amount and authorize the Chairman to pull the trigger on the final decision.

On MOTION by Mr. Bonin, seconded by Mr. Adelman, with all in favor, approving a not-to exceed amount of \$10,000 for landscape replacements and enhancements, and authorizing the Chairman to provide final approval, was approved.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: If there is nothing further, I would entertain a motion to adjourn.

On MOTION by Mr. Bonin, seconded by Mr. Adelson, with all in favor, the meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman