

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 27, 2017 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:

Brian Cipollone	Assistant Secretary
Stephanie Pugliese	Assistant Secretary
Alyson Ammann	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jan Carpenter	District Counsel (by phone)
Christina Baxter	Engineer (by phone)
Alan Scheerer	Field Manager
Brian Smith	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organization Matters

A. Acceptance of Resignation of Steven Boyette and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2019

Mr. Showe: In your agenda package is Mr. Boyette's resignation. At this time, if the Board's amenable, acceptance of Mr. Boyette's resignation is in order.

On MOTION by Mr. Cipollone, seconded by Ms. Ammann, with all in favor, accepting the resignation of Steven Boyette was approved.

B. Administration of Oaths of Office to Newly Elected Supervisor

Mr. Showe: Is there a desire from the Board to appoint someone to fill that seat, at this time?

Mr. Cipollone: Jeff Edelman.

Mr. Showe: I think he was already appointed. We just don't have an Oath yet.

Mr. Cipollone: We will find another candidate to appoint next month.

C. Election of Officers

There being none, the next item followed.

D. Consideration of Resolution 2017-02 Electing Officers

Mr. Cipollone: Can we appoint Mr. Edelman as Chair?

Mr. Showe: He hasn't officially accepted the Oath.

Mr. Cipollone: Can we delay the Chairmanship or no?

Mr. Showe: We will need a Chair for this meeting to sign documents. We need to have a slate of officers. Who wants to serve as Chair?

Mr. Cipollone: I don't want to serve as Chair. I am already a Chair.

Ms. Ammann: This is the first meeting that I've been to.

Mr. Cipollone: I think Stephanie can do it.

Mr. Showe: You absolutely can change this. We just need to have someone sign the documents for today.

Mr. Cipollone: That's fine. I'll do it.

Mr. Showe: We have Mr. Cipollone as Chair. Do we have a Vice Chair?

Mr. Cipollone: They are reluctant.

Mr. Showe: We will fill in George Flint as Secretary and Ariel as Treasurer. The rest of the Board will serve as Assistant Secretaries. We have the Resolution as read and need a motion to adopt the Resolution.

On MOTION by Mr. Cipollone, seconded by Ms. Ammann, with all in favor, Resolution 2017-02 Electing Officers, designating Brian Cipollone as Chairman and the balance of the officers to remain the same was adopted.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 23, 2017 Meeting

Mr. Showe: The minutes were included as part of your agenda and we can take any additions, deletions, or corrections to those minutes at this time.

On MOTION by Mr. Cipollone, seconded by Ms. Ammann, with all in favor, the minutes of the February 23, 2017 meeting was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2017-03 Approving the Proposed Budget for Fiscal Year 2018 and Setting a Public Hearing

Mr. Showe: Resolution 2017-03 approves the proposed budget, which is attached as Exhibit A and sets the public hearing for the adopted budget, which we are tentatively setting for July 7, 2017 at 4:00 p.m. at this location. It also directs us to transmit this to Orange County, at least 60 days in advance of the public hearing, which is required by Florida Statutes. In looking at the budget, I think it's close to what you have right now. We kept assessments level and I think most of the field expenses remains in alignment. I will allow Alan and Brian to discuss any changes that they noted.

Mr. Scheerer: There are really no changes to the field expenses. At the last meeting, the Board approved Change Orders for Dowden Road, Phase 2 and the connector road, Storytime Drive to the CDD Landscape Maintenance Program. That's already been contemplated into your budget.

Mr. Cipollone: So the budget for Fiscal Year 2017 is the same as the Fiscal Year 2018 budget.

Mr. Showe: Correct.

Mr. Scheerer: The impact of the current landscape and pond maintenance is nowhere near budget.

Mr. Cipollone: I see. So we still would not anticipate coming in under budget on some of these items.

Mr. Scheerer: Yes. We are actually anticipating more landscape responsibilities in the future. Once some of these other ponds were dug, we are going to have some more pond maintenance.

Mr. Cipollone: If you're saying that you put more into [statement ended].

Mr. Scheerer: I'm not saying that we put more into it.

Mr. Showe: The budget stayed the same.

Mr. Cipollone: I was wondering if you pulled it from somewhere else but we kept it the same but you are saying that the actuals are going to go up.

Mr. Showe: Correct.

Mr. Cipollone: The budget didn't need to move because it is set.

Mr. Scheerer: No. We have plenty of money in the budget to contemplate the additional ponds and landscaping that will be coming on in the future.

Mr. Cipollone: I got it. Are the fee levels to operation and maintenance (O&M) the same from this year to next?

Mr. Showe: Correct.

Mr. Cipollone: Well that's pretty good, so I think we're all set.

Mr. Showe: The next pages follow your debt service, which are formulas at this point. We collect those and get the debt service paid. The Board doesn't have a lot of flexibility on the debt service side.

Mr. Cipollone: It's too late now.

Mr. Showe: The debt service? Yeah, unfortunately. We wrote the checks out.

Mr. Cipollone: Are you looking for a motion to approve the budget or Resolution 2017-03?

Mr. Showe: You would be approving Resolution 2017-03, which approves the proposed budget. It is important to note that this doesn't lock you into this budget, so between now and July, if we need to move line items around and another item comes up and we need to allocate funds to that line, you're not locked into that.

Ms. Pugliese: So we're not locked in?

Mr. Showe: You are set by the assessment level as a ceiling. As long as you stay under that level, we're fine and you can make any changes you need. If you want to raise the assessments, then you have to go through a mailed noticed process, which is more cumbersome.

On MOTION by Mr. Cipollone, seconded by Ms. Pugliese, with all in favor, Resolution 2017-03 Approving the Proposed Budget for Fiscal Year 2018 and Setting a Public Hearing was adopted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter: We don't have anything to report.

B. Engineer

Ms. Baxter: In the next two weeks, we will submit a reimbursement for the construction on Story Park, Phase 3.

Mr. Cipollone: Very good. How much do we have left in the fund?

Mr. Showe: Through March 31, there was \$2.2 million left.

Mr. Cipollone: Chris, are we going to use the rest of that with Phase 3?

Ms. Baxter: Yes. Construction costs on Phase 3 are above \$2.2 million. If I remember correctly, the profits do not require approval at a Board meeting, it just gets processed through reviews. Is that correct?

Mr. Showe: The Board can ratify it.

Ms. Carpenter: Just make sure that we see it as you are working through it so we can see if we need to prepare transfer documents and plan accordingly.

Ms. Baxter: We're working on preparing that. We are hoping to finish up at least the preliminary package. Maybe we will circulate it for review. We are waiting on the PSE document to come through so we can finalize it. Usually it's ready to go. I know Lennar was targeting getting a reimbursement in May for that.

Ms. Carpenter: It would be great if we could see a draft so we can start getting the documents together.

Mr. Showe: Is there anything else for the District Engineer?

Ms. Baxter: That's all.

C. District Manager's Report

i. Approval of Check Register

Mr. Showe: In the General Fund, we have Checks #136 through #157 for \$122,426.63. We can take any questions or changes you may have. The larger checks are the assessments going to the Debt Service Fund.

Mr. Cipollone: That just goes to the bank?

Mr. Showe: Yeah. We get one check in for those assessments from the County, so we have to transmit it individually from the General Fund to the checking account for the debt.

On MOTION by Mr. Cipollone, seconded by Ms. Ammann, with all in favor, the Check Register was approved.

ii. Balance Sheet and Income Statement

Mr. Showe: This doesn't require any action from the Board but it is there for informational purposes. Alan and I or Brian can answer any questions you may have as far as those accounts. I don't know if Field Staff has any updates.

Mr. Scheerer: Just a couple of items. I spoke with Keith about a week ago about the walk-through for Dowden Road, Phase 2 and the connector road. It's my understanding that you're going to put that together. As soon as you know, please let us know, so the CDD can take over the responsibility for maintenance of those two sections. Brian introduced himself earlier. Brian Smith is our new Operations Manager. He's going to be handling all of the Lennar properties for us. I'm not going anywhere. I'll still be here but we've been blessed with some additional work. We're blessed to have Brian. He's a 23-year Field Manager from Severn Trent. He basically ran the City of Celebration and I know that he'll continue to do a good job for everybody. He'll be involved. I'm always here and I'm usually copied on emails. We will work together to make sure that you are taken well care of.

Mr. Smith: We're looking forward to it. It looks like a great project out there. The landscape turnover is the only thing sitting out there for us for the new areas.

Mr. Cipollone: I don't immerse myself in that process.

Mr. Scheerer: The history with that is if you recall, last month, we brought proposals for Dowden Road, Phase 2 and the connector road and the Board approved it. There was a walk-through with Down To Earth. Some corrections needed to be made. Keith was told that the corrections were made but nobody's been out since to verify in the field.

Mr. Smith: The work is substantially complete and it's definitely ready for turnover. We can come back and make the changes but, as far as the developer, you probably want to get that turned over at this point. The only problem that you have is the irrigation is tied into the potable off of the far entrance, so you want to make that change.

Mr. Scheerer: Steven said last month that he was going to handle the meter set for that. Obviously, Mr. Boyette is not here but the developer typically sets the meter, pays for it and then once it is installed, the CDD would put the meter in the name of the District.

Mr. Cipollone: I understand.

Mr. Smith: If there's anything that you want us to do as far as getting that meter set, we can move ahead and push that meter set.

Mr. Cipollone: I can't speak on that. Jeff is going to be handling that. He's going to be the Project Manager on it.

Mr. Scheerer: Is there any way to get a meeting with Jeff and Brian out in the field to get everyone together?

Mr. Cipollone: No problem. Anytime.

Mr. Scheerer: Is he taking Steven's spot?

Mr. Cipollone: That's right.

Mr. Scheerer: We can assist in any way that we can. Just let us know.

Ms. Pugliese: I'm pretty sure that we processed a check to get the meter set.

Mr. Cipollone: Then they have to flip it. They have to change the ownership of it. I have no idea where it is in that process.

Mr. Scheerer: We're ready to go.

Mr. Cipollone: We'll have you guys do that.

Mr. Scheerer: I spoke to Michelle and she said, "We're going to handle all of that".

Mr. Cipollone: Okay.

Mr. Scheerer: We want to stay the course, keep it moving and get ready for the next phase of Storey Park. That's all I have.

iii. Designation of November 7, 2017 Landowners' Meeting Date

Mr. Showe: In your agenda, we included a sample proxy, which goes along with that. We'll obviously coordinate all of that, as we get closer. We just need to have a designation of that.

On MOTION by Mr. Cipollone, seconded by Ms. Ammann, with all in favor, setting the Landowners' Meeting for November 7, 2017 was approved.

SEVENTH ORDER OF BUSINESS

Supervisor's Request

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cipollone, seconded by Ms. Ammann, with all in favor, the meeting was adjourned at 4:15 p.m.


Secretary / Assistant Secretary


Chairman / Vice Chairman