

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, September 28, 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	Chairman
Louis Steen	Assistant Secretary
Karen Morgan	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Christina Baxter	District Engineer (by phone)
Brian Smith	Field Manager
Darrin Mossing, Jr.	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint 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**

**Organizational Matters**

**A. Appointment of Individuals to Fulfill the Board Vacancy with a Term Ending November 2017**

Mr. Flint: We have a vacant seat with a term ending November 2017. Were there any nominations to fill that seat, at this time?

Mr. Cipollone: I would like to appoint Rob Bonin.

On MOTION by Mr. Cipollone, seconded by Ms. Morgan, with all in favor, appointing Rob Bonin to fill the seat with a term ending November 2017, was approved.

Mr. Flint: Mr. Bonin is not here. We will provide him with the Oath of Office and other forms, prior to the next meeting.

**B. Acceptance of Resignation of Board Member**

Mr. Flint: There was an idea that another Board Member may resign, but we can't do that or we will lose the quorum.

**C. Administration of Oaths to Newly Appointed Supervisor**

This item was tabled.

**D. Consideration of Resolution 2017-09 Electing Officers**

This item was tabled.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the July 27, 2017 Meeting**

Mr. Flint: Did the Board have any additions, deletions or corrections to the minutes?

Mr. Cipollone: I had none.

On MOTION by Mr. Cipollone, seconded by Ms. Morgan, with all in favor, the minutes of the July 27, 2017 meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2016 Audit Report**

Mr. Flint: The Audit Report was provided under separate cover. The Management Letter is on Page 27. If there were findings or recommendations, they would be reflected in the Management Letter. On Page 28, there are no current or prior year findings. We've complied with all provisions of the Auditor General of the State of Florida. It is a clean audit. If there are any questions, we can discuss those. If not, I would ask for a motion to accept the audit.

On MOTION by Mr. Cipollone seconded by Ms. Morgan with all in favor, the Fiscal Year 2016 Audit Report was accepted.

**SIXTH ORDER OF BUSINESS**

**Financing Matters**

**A. Consideration of Engineer's Report**

Mr. Flint: We are starting the next bond issuance process for Assessment Area 2. In the Engineer's Report, are Areas 3 and 4. Christy Baxter, the District Engineer is on the phone. She prepared the report that is included in your agenda package, dated June 26, 2017.

Ms. Baxter: The Engineer's Report provides the overall mapping, description of uses within the District, and cost estimates for the different areas in phases. Revision 5 was in the agenda package, which was an update to the previously approved Engineer's Report, relative to Areas 3 and 4, which are within Assessment Area 2.

Mr. Flint: We previously issued bonds for Assessment Area 1. Lennar is developing the property in phases. They don't own all of the property within the District. We were only imposing assessments on the land that they owned in phases. We completed one bond issue for Assessment Area 1, which covered Areas 1 and 2. Now we are initiating the process of the Assessment Area 2 bond issue, which we don't anticipate issuing until the first quarter of the next calendar year.

**B. Consideration of Master Assessment Methodology for Assessment Area Two**

Mr. Cipollone: What do you anticipate the size of the project to be?

Mr. Flint: According to the Assessment Methodology, the tables starting on Page 10, are on the development program for Assessment Area 2. Table 1 is the Development Plan, which is for 57 25-foot townhomes, 60 32-foot homes, 35 40-foot homes, 95 50-foot homes and 16 60-foot homes, for a total of 263 assessable units. They have each been assigned an equivalent resident user (ERU) factor.

Ms. Morgan: Is that Assessment Area 1 or 2?

Mr. Flint: Assessment Area 2.

Mr. Cipollone: It's slightly smaller than Assessment Area 1. Yes?

Mr. Flint: Yes. Christina, do you recall the acreage for Assessment Area 1?

Ms. Baxter: I believe its 672 acres.

Mr. Cipollone: I was going to say 550 to 600 acres.

Mr. Flint: There will be two more bond issues.

Mr. Cipollone: Over the life of the deal?

Mr. Flint: Yes. This one will be about 263 units.

Mr. Cipollone: There's three more bond issuances including this one.

Mr. Flint: There will be this one, which is 263 units and a final one, which is 205 units. There will be a total of 1,140 acres overall.

Mr. Cipollone: We will get there.

Mr. Flint: We will do this bond issue and anticipate one last one, once you take down those final parcels. We talked about the Development Plan. Table 2 reflects the eligible improvements that the District can finance, which totals \$7,588,115, if we were to finance everything that was eligible. The bond sizing is \$10,000,000, which includes the construction funds, Debt Service Reserve, Capitalized Interest, Underwriter's discount and Cost of Issuance (COI).

Mr. Cipollone: Is that what we are going to approve?

Mr. Flint: That's the maximum. We are going through the assessment process and doing our worst case, if we funded everything.

Mr. Cipollone: I understand.

Mr. Flint: We will come back when we actually price, based on the target assessment levels, and issue a Supplemental Assessment Methodology for the amount that we are actually issuing.

Mr. Cipollone: We are not there yet.

Mr. Flint: That will be in the early part of the next calendar year. We are doing this, so we can schedule the assessment hearing. Table 4 shows the improvement cost per unit. We take \$7,588,115 of improvements and allocate those to the various product types. Table 5 shows the par debt per unit. We take the \$10,000,000 and allocate that to all product types. Table 6 shows the net and gross annual assessments per unit, if we were to fund the entire \$10,000,000, which we know we are not going to do. These per unit amounts are higher than what will actually be assessed to the homeowner, but we are doing worst case scenarios. Table 7 is the Preliminary Assessment Roll. There are 88.58 acres in Assessment Area 2. Christina, I don't know if we have this from you yet, but we will need a legal description for the assessments.

Ms. Baxter: I will make that request.

Mr. Flint: That's the Engineer's Report and Assessment Methodology. There are two Resolutions that the Board needs to consider.

### **C. Consideration of Resolution 2017-10 Declaring Special Assessments**

Mr. d'Adesky: This is the first step procedurally, to declare the assessments, which is required under Chapters 190, 170 and 197 Florida Statutes. It also approves the Engineer's Report and Assessment Methodology, as discussed, and allows us to set a public hearing. It also declares the amounts that you just mentioned as the estimated cost of \$7,588,115, as stated in the Improvement Plan, and the assessments defraying up to \$10,000,000, which would include COI and other costs associated with the bond issuance.

Mr. Cipollone: Did you file the complaint yet?

Mr. d'Adesky: No. Initially we validate for the maximum amount. That means we have a valid public purpose.

Mr. Cipollone: You validated \$10,000,000?

Mr. Flint: No, that's for the entire project.

Mr. Cipollone: I understand. You said that of the \$10,000,000, there was \$7,588,115 for one bond issue, and about \$3,000,000 for the other. Can you break that out?

Mr. d'Adesky: There's \$2,500,000 in COI.

Mr. Cipollone: Is that going to be more of a fixed cost? We are allocating that cost over 200 units.

Mr. d'Adesky: The Debt Service Reserve is going to decrease.

Mr. Flint: The Underwriter's discount is based on a percentage of par.

Mr. Cipollone: We should probably look at that and see if it's worth doing. Has anyone done that?

Mr. Flint: No.

Mr. Cipollone: Is that the way you want to do it?

Mr. Flint: Yes. They want to break it up into two bond issuances, due to the timing of the takedowns.

Mr. Cipollone: I understand.

Mr. Flint: I think they talked through it. You are not making that decision today. All you are doing is setting up the assessment hearing. If something changes, early next year, you are doing your due diligence and fiduciary responsibility while you are here.

Mr. d'Adesky: I recommend that the Board adopt Resolution 2017-10 and then we will come back and choose the public hearing date.

Mr. Flint: Are there any questions on the Resolution declaring special assessments? Not hearing any,

On MOTION by Mr. Cipollone, seconded by Ms. Morgan, with all in favor, Resolution 2017-10 Declaring Special Assessments and Approving the Assessment Methodology, was adopted.

**D. Consideration of Resolution 2017-11 Setting Public Hearing for Special Assessments**

Mr. Flint: The next Resolution sets the public hearing to impose the assessments. We recommend that you meet at the December 1, 2017 regular meeting, because the November meeting fell on Thanksgiving and the December meeting is close to Christmas.

Mr. d'Adesky: The October meeting is too soon to have a Statutory notice.

Mr. Flint: Because you are looking at our first quarter next year issuance, December 1 seems to work.

Mr. Cipollone: It doesn't matter. I won't be here.

Ms. Morgan: What time is the meeting?

Mr. d'Adesky: The same time as this one.

Ms. Morgan: Why don't we make it a week later?

Mr. d'Adesky: We would normally need to have a meeting anyways. We can just reschedule the meeting and have a different meeting date; however, we already noticed the first meeting.

Mr. Flint: We have to notice the public hearing anyway.

Ms. Morgan: I suggest December 7, 2017.

Mr. Flint: We have Bonnet Creek at 2:00, but if you scheduled it for 4:00 p.m., we should be able to make it.

Mr. Flint: We need a motion adopting Resolution 2017-11, designating December 7, 2017 at 4:00 p.m. in this location for the public hearing.

On MOTION by Mr. Cipollone, seconded by Ms. Morgan, with all in favor, Resolution 2017-11 Setting the Public Hearing for Special Assessments for December 7, 2017, at 4:00 p.m., at the Offices of GMS-CF, LLC, 135 W. Central Blvd, Suite 320, Orlando, Florida, was adopted.

Mr. Flint: We added two items to the agenda.

**E. Consideration of Agreement with Grau & Associates for Auditing Services - ADDED**

Mr. Flint: The Board went through a competitive selection process, as prescribed by the Statutes, to choose Grau as the Independent Auditor. We would enter into an Engagement Letter, annually, with a not to exceed of \$3,400. Are there any questions on the Agreement?

Mr. Cipollone: What was it last year?

Mr. Flint: \$3,300.

Mr. Cipollone: These guys were a couple of thousand dollars less than anyone else.

Mr. Flint: Yes. They were very competitive. They were the low price, but they are also well qualified. Next year will probably be \$3,500. They gave three years of pricing and I think it went up \$100 a year.

Mr. Cipollone: That sounds good to me.

On MOTION by Mr. Cipollone, seconded by Ms. Morgan, with all in favor, the Agreement with Grau & Associates for Auditing Services, in the amount of \$3,400, was approved.

**F. Consideration of Proposal for Environmental, Monitoring, Reporting and Maintenance of Mitigation Areas - ADDED**

Mr. Flint: We also added a proposal from Modica & Associates.

Ms. Baxter: The proposal from Modica & Associates is for environmental monitoring and maintenance, to remain in compliance with the Army Corp of Engineers and the South Florida Water Management District permits. The monitoring and maintenance was required by the permit for the wetland areas that were under our conservation easements. The wetlands were put on the conservation as mitigation for wetland impact for Dowden Road and the development. The proposal provides for the required annual or semi-annual monitoring for maintenance and the reporting that is required back to the agency.

Mr. Cipollone: How many acres are we talking about?

Ms. Baxter: I don't have the exact amount, but it's a fairly large area. It's the north/south wetland stand on the western side of the CDD. I can find the acres, but I don't have it with me.

Mr. Cipollone: That's okay. I see it now.

Ms. Baxter: There's a map in the proposal, showing you the area in blue.

Mr. Cipollone: We always contemplated the monitoring. I think Modica & Associates obtained the permit, so they understand the requirements to keep it active.

Mr. Flint: We need a motion to approve the agreement. District Counsel will prepare an addendum to attach to the agreement, with our standard terms and conditions.

On MOTION by Mr. Cipollone, seconded by Ms. Morgan, with all in favor, approving the Modica & Associates Agreement for monitoring and maintenance services in the mitigation areas, and authorizing District Counsel to prepare an addendum to attach to the agreement, were approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. d'Adesky: I don't have anything additional.

#### **B. Engineer**

Mr. Flint: Christina, do you have anything else for the Board?

Ms. Baxter: No.

#### **C. District Manager's Report**

##### **i. Approval of Check Register**

Mr. Flint: You have the Check Register from July 20, 2017 through September 21, 2017, totaling \$50,820.26. There is a detailed register behind the summary.

On MOTION by Mr. Cipollone, seconded by Ms. Morgan, with all in favor, the Check Register for the General Fund, in the amount of \$50,820.26, was approved.



**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the Unaudited Financial Statements through August 31<sup>st</sup>. No action is required. They were provided for your information. On-roll assessments were \$115,646, and we collected \$119,167. Our direct bills were \$204,898 and we collected \$204,898. For Developer Contributions, we budgeted \$74,000 and our actuals were \$11,564, because we are submitting requisitions on actual costs that have to be funded. We are projecting an Ending Fund Balance of \$147,704 through the end of August. Are there any questions on the financials? Not hearing any,

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Request**

Mr. Flint: Is there anything further from the Board? If not, I would entertain a motion to adjourn.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Cipollone, seconded by Ms. Morgan, with all in favor, the meeting was adjourned.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman