

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, October 22, 2020 at 4:00 p.m. via Zoom video conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112, 20-114, 20-150 and 20-179) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020 and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Rob Bonin	Chairman
Karen Morgan	Vice Chairperson
Ben Kraljev	Assistant Secretary
Susan Kane	Assistant Secretary
Lane Register	Assistant Secretary

Also present were:

George Flint	District Manager
Tricia Adams	District Manager
Jan Carpenter	District Counsel
Kristen Trucco	District Counsel
Christina Baxter	District Engineer
Alan Scheerer	Field Manager

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 Ms. Kane and Mr. Register who were not present at roll call.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: This is an opportunity for any members of the public to provide comment to the Board on any agenda items or items not on the agenda that they would like to bring to the Board's attention. We have a public hearing on the proposed Parking and Towing Rules. So, if anyone has a comment on the Parking and Towing Rules, we will open up the floor for public

comment at that time and that would be the appropriate time for those comments. Are there any general comments from the public? Hearing none,

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 24, 2020 Meeting

Mr. Flint: Did the Board have any comments or corrections to the minutes? If not, we need a motion to approve them.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the Minutes of the September 24, 2020 Meeting were approved, as presented.

- **Public Comment Period (Item 2)**

Ms. Lissette Beltram (Imaginary Way): I've been trying to type a question and ask a comment, but I can't.

Mr. Flint: We will move back to general audience comments. Please state your name and address and limit your comments to three minutes.

Ms. Beltram: I have two comments. The first is why the meeting is at 4:00 p.m. when owners are working?

Mr. Flint: Go ahead with your second comment.

Ms. Beltram: Why are my emails to George Flint and Ben not being responded to?

Mr. Flint: We will go ahead and take those in order. The Board has the option of meeting whatever day and time they choose. They chose to set the meeting for 4:00 p.m. on this day. At some point in the future, if the Board wants to change the date and time of the meeting, they can do that. They heard your question about the date and time. Regarding the email to Ben and myself, if you are referring to an email that you sent regarding landscaping, I believe that Ms. Adams responded to your email earlier today.

Ms. Beltram: Okay. I'm sorry. I didn't have Internet.

Mr. Flint: She responded earlier today acknowledging the email and letting you know that we are reviewing it and will provide a more detailed response on that issue.

Ms. Beltram: I appreciate that.

Mr. Flint: We try to respond timely. I know that it has been a few days since you sent it, but we acknowledged it earlier. We will provide a more detailed response once we have all of the information. Just really quick on the nature of your email, you were forwarding a Facebook post

expressing concern about the lack of landscaping and hardscaping in certain parts of Storey Park. The good news is there are plans for the installation of additional landscape and hardscape, but the landscape is not complete. It has been designed and is being permitted right now. There have actually been some utility locates put out there. Ben might be able to provide a better update later in the meeting on that.

Ms. Beltram: I appreciate it. Thank you.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2021-01 Adopting Proposed Amendments to the District's Rules Chapter II: Parking and Towing Rules

Mr. Flint: The Board previously met and reviewed a draft of proposed Chapter II of the District's rules dealing with parking and towing. You authorized us to schedule and advertise a public hearing, which we have done. That public hearing is scheduled for today. So, we will go ahead and open the public hearing. You have a copy of the resolution and proposed rule and maps in your agenda package. The Board previously adopted Parking and Towing Rules; however, you modified a couple of areas and added future areas that weren't there at the time the initial rules were adopted. So, you have those rules and maps as part of your agenda. It is a public hearing so I will open up the floor. If there is any public comment on the Parking and Towing Rules, now would be an opportunity to provide that to the Board.

Ms. Beltram: Yes. I'm requesting a No Parking sign at 12049 Imaginary Way. Do you want me to explain the reason or you don't need it?

Mr. Flint: No. I think the Board is aware of the situation. As long as you are comfortable with the proposed solution, I believe that the Board is in a position to approve these rules as presented at this time.

Ms. Beltram: Yes.

Mr. Flint: So, we don't need to go into the history of that unless you want to.

Ms. Beltram: No, thank you.

Mr. Flint: Are there any other public comments? If not, we will bring it back to the Board for any comments or questions on the proposed rule.

Mr. Kraljev: I have no comments.

Ms. Beltram: I don't know if this is appropriate or not, but the only comment I have is the construction traffic.

Mr. Flint: This doesn't deal with construction traffic.

Ms. Beltram: That's fine.

Mr. Flint: We brought it back to the Board and closed the public comment section. If there's nothing further, we need a motion from the Board to adopt Resolution 2021-01.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor Resolution 2021-01 Adopting Proposed Amendments to the District's Rules Chapter II: Parking and Towing Rules was adopted.

Mr. Flint: At this time, we will close to the public hearing.

Ms. Kane joined the meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-02
Approving the Parcel K – Phase 1 Plat**

Mr. Flint: Kristen or Jan, do you want to present this item?

Ms. Trucco: Yes. Resolution 2021-02 approves the Parcel K, Phase 1 plat in substantially final form and the dedications contained herein. It also delegates authority to the Chairman or Vice Chairman to approve that final form of the plat and execute all necessary documents for the recording of that plat. So, we attached to the resolution, a copy of the plat in substantially final form and are just looking for approval. We will also take any questions that you may have right now.

Mr. Flint: Are there any questions from the Board on the resolution?

Mr. Kraljev: I have no questions or comments.

Mr. Flint: Then we need a motion to adopt Resolution 2021-02.

On MOTION by Ms. Kane seconded by Mr. Bonin with all in favor Resolution 2021-02 Approving the Parcel K – Phase 1 Plat was adopted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Jan or Kristen, do you have anything?

Ms. Trucco: Everything is going well right now. We had our first reading on the expansion of Parcel K. It was approved. Our second reading is on November 9th. We will keep

the Board updated on the results of that. Otherwise, we are working on some conservation conveyances to the District with the District Engineer and the developer. That's all we have for today.

B. Engineer

Mr. Flint: Christy, do you have anything.

Ms. Baxter: I don't have any items.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the Check Register for the General Fund from September 21, 2020 through October 15, 2020 in the total amount of \$6,391.27. The detailed registered is behind the summary. If there are any questions, we can discuss those. If not, I would ask for a motion to approve it.

On MOTION by Mr. Kraljev seconded by Mr. Bonin with all in favor the September 21, 2020 through October 15, 2020 Check Run Summary in the amount of \$6,391.27 was approved.

Mr. Register joined the meeting.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through September 30, 2020. Did the Board have any comments on the financials? Hearing none, no action is required.

iii. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: You have the Arbitrage Rebate Calculation Report. This is an IRS requirement that we periodically complete to ensure we are not earning more interest than we are paying or having an arbitrage issue. As you can see, we have a negative rebate requirement of \$382,000, so there are no arbitrage issues. This is for the Series 2015 bonds. We need a motion to accept the report.

On MOTION by Mr. Kraljev seconded by Ms. Morgan with all in favor the Arbitrage Rebate Calculation Report was approved.

SEVENTH ORDER OF BUSINESS**Supervisor's Request**

Mr. Flint: Ben, I don't know if want to give an update? For the Board's benefit, we received an email from a resident about certain areas of the District that were not landscaped consistent with other areas of the District. The resident that is on the call today inquired about the same issue. I believe there are plans for some additional landscape and hardscape. You are in the process of reviewing those landscape drawings to see how they match up with areas that the resident had concerns about. Is that correct?

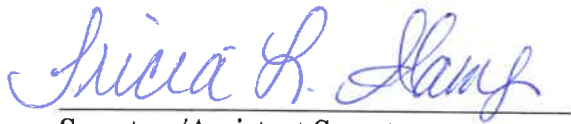
Mr. Kraljev: That is correct, George. We are just finishing up the construction on I-5, which is a large section of Story Time Drive going south to Moss Park Road. The back of those homes back up to Moss Park Drive and we have landscape plans. We will be setting some stone columns and four rail fencing along that corridor from Sonnet Drive almost down to the lift station, heading towards the Moss Park Drive intersection. It will be landscaped and fenced. We met this morning to actually stop and locate those stone columns. We will be doing some rough grading in there to get ready for the landscaping. That is a large section. There are also sections that go all the way up to the school, turning the corner north up to the connector road to Philosophy Way. There will be a matching four rail fence on the other side of the school. I will do some additional research to address those specific open spaces that were brought to our attention. I provided you with a response accordingly. So those activities are in motion, being permitted and getting ready for installation.

Mr. Flint: Excellent. I appreciate that. Once we get that information, we will respond back to both residents that inquired about it. Were there any other Supervisor's requests? Hearing none, we need a motion to adjourn the meeting.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kane seconded by Ms. Morgan with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman