

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 24, 2019 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
Susan Kane	Assistant Secretary
Ben Kraljev	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Alan Scheerer	Field Manager
Michelle Barr	Lennar
Tricia Adams	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 22, 2019 Meeting

Mr. Flint: We have the minutes from the August 22, 2019 meeting. Does the Board have any additions, deletions or corrections?

Mr. Kraljev: I have no corrections.

Mr. Flint: If not, we need a motion to approve.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor the Minutes of the August 22, 2019 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2019

Mr. Flint: The Board bid out independent auditing services and selected Grau & Associates. Their fee is a not-to-exceed of \$6,100 which is consistent with what they bid and what was budgeted. If there are no questions, we need a motion to approve the agreement.

On MOTION by Mr. Kraljev seconded by Ms. Kane with all in favor the Agreement with Grau & Associates to provide auditing services for Fiscal Year 2019 in an amount not-to-exceed \$6,100 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Aquatic Maintenance Agreement with Applied Aquatic Inc.

Mr. Flint: Is this for the retention ponds?

Mr. Scheerer: Yes, these are the four retention ponds that Applied Aquatic has been maintaining all this time. This contract is for October 1, 2019 through September 30, 2020. I can answer any questions that you have. There is no change in the cost.

Mr. Bonin: Is this just a renewal from last year?

Mr. Flint: Yes, they kept the price the same.

Mr. Bonin: Are there any issues?

Mr. Scheerer: Not with those ponds.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor the Aquatic Maintenance Agreement with Applied Aquatic Inc. was approved.

SIXTH ORDER OF BUSINESS

Public Hearing

A. Consideration of Resolution 2020-01 Adopting Proposed Parking and Towing Rules

Mr. Flint: Resolution 2020-01 adopts the Parking and Towing Rules. The Board previously approved a preliminary set of Parking and Towing Rules and authorized staff to advertise the public hearing for today. Two notices were run in the newspaper in accordance with the statutory requirements. The rule is attached to the resolution and there are also maps attached to the rule as an appendix, to allow the District to enforce the parking rules within the District and ultimately, if necessary, tow vehicles. We will go ahead and open the public hearing. No

members are present to provide comments, so we will bring it back to the Board for discussion and consideration of the resolution.

Mr. Bonin: Michelle, are there any issues?

Ms. Barr: I would say definitely approve it because of the concern about parking. Like George was saying earlier, parking everywhere and anywhere is a madhouse. Vehicles are blocking fire hydrants, access points, alleyways, everything.

Mr. Bonin: Is it just anywhere and everywhere for no rhyme or reason?

Mr. Flint: They are parking in the wrong direction and in alleys.

Ms. Barr: So there are areas they can park and can't park in. There will be signs where they can't park.

Mr. Kraljev: They are clearly designated for us. Alan spent a lot of time doing some research and legwork, putting that plan together until it was approved, so now we have something that we can share with the HOA and with members. so they know where they are supposed to be parking.

Mr. Bonin: The agenda had a map, right?

Mr. Flint: Yes.

Mr. Kraljev: Yes, so my question to Michelle is whether or not there is enough time to notify the HOA for enforcement or is there going to be a grace period?

Mr. Flint: We are going to hold off. We need to get the signs upgraded first. We will have a grace period where we issue warnings rather than tow. We are not towing immediately.

Mr. Bonin: Does that need to be set forth in the plan?

Mr. Flint: No. I think we will administratively do that.

Mr. d'Adesky: We noted in the rule that we can issue warnings prior to issuing tickets so that's covered. We don't need to detail what the language of the warning is.

Mr. Flint: The good thing is that we met with OPD before this meeting and they seemed very cooperative. We are cautiously optimistic that they will help us with some of this. They indicated that they can have Community Service Officers come out to spend some time helping us with enforcement and educating people.

On MOTION by Mr. Bonin seconded by Mr. Kraljev: with all in favor Resolution 2020-01 Adopting Proposed Parking and Towing Rules was adopted.

Mr. Flint: We will close the public hearing.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals (2) from Fausnight Stripe & Line to Replace and Install Various Signage – Language Modified

Mr. Flint: There are two agreements with Fausnight Stripe & Line (Fausnight). One is related to the parking. Alan investigated and the current parking signage is not adequate, we believe, to enforce the Towing and Parking Policy that was just adopted. With the current signage you may have a sign halfway down the street and instead of it being parallel to the road, it has two arrows pointing at the house across the street. So in every area where there is no parking, at one end of the street every 150 feet, there would be a sign with arrows going in both directions to delineate where the no parking areas are. The price that we received from Fausnight is \$24,130. In Phase 1, there are 83 signs, 29 signs in Phase 3 and 15 signs in Phase 4, for a total of 127 signs.

Mr. Kraljev: The preliminary plans identify the parking areas so we simply overlaid that to what the civil engineers identified with additional signage.

Ms. Barr: So everything in yellow is no parking.

Mr. Kraljev: That's correct.

Mr. Flint: We would like to get another price and revisit the signage one more time. There is one area that we are unsure of.

Mr. Scheerer: I'm not sure whether we need to include signage in Parcel L, Phase 1 at this point in time.

Mr. Kraljev: You can probably defer Parcels L1 and L2.

Mr. Scheerer: If we do, that will reduce the number of signs from 83 to 28. That takes the Phase 1 cost down to \$5,320, Phase 2 down to \$5,510 and Phase 4 down to \$2,580, for a grand total of \$13,680. This was the bigger ticket item.

Mr. Flint: It reduces the number of signs significantly.

Mr. Scheerer: It's at least a \$9,000 reduction.

Mr. d'Adesky: Do you want to set a not-to-exceed and then go out and seek proposals?

Mr. Flint: Yes. If the Board would set a not-to-exceed, we could get a separate quote and then we don't have to come back again for approval. What's the amount?

Mr. Scheerer: I totaled it based on the \$190 per sign and it is \$13,680.

Mr. Flint: If the Board approves a not-to-exceed of \$15,000, we will get a second bid and proceed.

Mr. Bonin: Sure.

Mr. Flint: Then we need a motion to that effect.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor the Proposal from Fausnight Stripe & Line to replace and install various signage in Phases 1, Phase 2 and Phase 4 in a not-to-exceed amount of \$13,680 was approved.

Mr. Kraljev: So we will do Phase L1 and L2 in the next round?

Mr. Scheerer: Yes, when we go through the approval portion of the signage and the roadways.

Mr. Kraljev: Then we will do L3 and L4 and that will be it.

Mr. Flint: The other agreement you have in your agenda from Fausnight relates to existing signage, replacing missing signs and striping. Ben, I think you went through it.

Mr. Kraljev: Alan and I have both been through it. I happened to speak to Mark on it and the recommendation is that Lennar would pick up what is missing, which is the \$8,750, plus \$950 for the pavement markings; with \$1,900 being funded by the CDD and Lennar paying \$9,000.

Mr. Flint: That sounds good to me. We need a motion to approve the Fausnight proposal, less the portions that Lennar agreed to fund, which cover the missing signs and striping.

On MOTION by Ms. Kane seconded by Mr. Kraljev with all in favor the Proposal from Fausnight Stripe & Line to replace missing signs and striping with the CDD paying \$1,900 and Lennar paying \$9,000 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d’Adesky: The City contracted the boundaries of the District by passing Resolution 2019-50. We had George execute it. Usually, we send an amended Notice of Establishment through the court showing the amended boundary of the District. After speaking with the President of Lennar, we are also going to record a Notice of Contraction for Parcels D and F, to show that those are clearly removed from the District. So we just want an approval to record

those and then we won't have to bring them back to ratify them. Usually we just file them, George signs them and we bring it back for ratification, but since we are doing it today, I just wanted to get that approval.

On MOTION by Mr. Bonin seconded by Ms. Kane with all in favor authorization for staff to provide the amended Notice of Establishment, amending the boundaries of the District to the court and recording the Notice of Contraction for Parcels D and F was approved.

Mr. d'Adesky: I worked with Ben and the District Engineer to clear up plat issues. Hopefully we have everything corrected. We are going to get the language for issues we were running into. Secondly, Brian Cipollone, Director of Land Acquisition, contacted me regarding Parcel K. He wanted me to email a memo to him and Daniel H. regarding whether or not to expand the District or form a new one, so I gave him an analysis on that with some of the pros and cons.

Mr. Kraljev: Where do you think this will go?

Mr. d'Adesky: The pro is you get more time. You get at least four years more if you are forming a new CDD, based on when this one was formed. Because it was formed in 2015, the turnover is actually in 2022, not 2020, so we have some time. You would lose effective control of this District in 2024, so if you are not going to be completely done and happy with where you are in 2024, you might just want to form a new CDD. The costs are about the same in terms of overall filing fees, time and need. The unit count seems sufficient. That's all I have.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the Check Register in your agenda package for the General Fund for August 16, 2019 through October 17, 2019 totaling \$97,311.81. Are there any questions? If not, I would ask for a motion for approval.

On MOTION by Mr. Bonin seconded by Mr. Kraljev with all in favor the Check Register was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: We also have the Unaudited Financial Statements through September 30, 2019. If you have any questions we can discuss those, otherwise no action is required.

NINTH ORDER OF BUSINESS

Supervisor’s Request

Mr. Flint: Are there any other items that the Board wants to discuss that were not on the agenda? Are there any Supervisor requests?

Mr. Bonin: Are we prepared to discuss the additional ponds and aquatics?

Mr. Scheerer: The Board granted you the authority to approve the original agreements.

Mr. Bonin: There’s no further action beyond that?

Mr. Scheerer: I brought a copy of the map showing the ponds in green and the agreement, so when you are ready to execute it, we will go ahead and start the process.

Mr. Bonin: I will get with you on that.

Mr. Flint: We can ratify it, but no action is required.

Mr. Bonin: Okay.

Mr. Flint: If there is no further business, we need a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman