

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 27, 2016 at 4:00 p.m. at the Offices of GMS-CF, 135 W. Central Blvd, Orlando, Florida.

Present and constituting a quorum were:

Steven Boyette	Chairman
Brian Cipollone	Assistant Secretary
Stephanie Pugliese	Assistant Secretary

Also present were:

Jason Showe	District Manager
Andrew d'Adesky	District Counsel
Alan Scheerer	Field Manager
Brian White	GMS
Michelle Barr	Lennar

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 Matter

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

Mr. Showe: Ms. Bowley has provided her letter, which is included in your agenda packet.

On MOTION by Mr. Cipollone, seconded by Mr. Boyette, with all in favor, the resignation of Theresa Bowley was accepted.

Mr. Showe: We can take any nominations at this point to fulfill the Board vacancy of the seat that Ms. Bowley was in. That is a term ending in November of 2019.

Mr. Boyette: I nominate Ralph Smith, Jr.

On MOTION by Mr. Boyette, seconded by Mr. Cipollone, with all in favor, Ralph Smith, Jr. was nominated to fulfill the Board vacancy with a term ending November 2019.

B. Administration of Oath of Office to Newly Elected Supervisor

Mr. Showe: We can do this before the next meeting.

C. Election of Officers

Mr. Showe: You can keep the same slate of officers, which is Mr. Boyette as Chairman, Mr. Cipollone as Vice Chairman, and George Flint as Secretary. You can replace Ms. Bowley with Mr. Smith, Jr. as Assistant Secretary and leave the others the same at this point.

Mr. Boyette: We can just leave it the same.

D. Consideration of Resolution 2017-01 Electing Officers

On MOTION by Mr. Cipollone, seconded by Mr. Boyette, with all in favor, Resolution 2017-01 electing the slate of officers as read was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 28, 2016 Meeting

Mr. Showe: The minutes were included in your agenda packet. We can take any corrections or changes to those at this time.

On MOTION by Mr. Boyette, seconded by Mr. Cipollone, with all in favor, the minutes of the July 28, 2016 meeting were approved.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2016

Mr. Showe: We already had this executed to go ahead and get them started on the 2016 audit but it is in line with the agreement that we signed previously with all of their pricing.

On MOTION by Mr. Boyette, seconded by Mr. Cipollone, with all in favor, the agreement with Grau & Associates to provide auditing services for Fiscal Year 2016 was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Agreement with Orange County Tax Collector

Mr. Showe: As part of the process to put the assessments on the roll, we had to go ahead and sign this agreement so that we could get everything processed.

On MOTION by Mr. Cipollone, seconded by Mr. Boyette, with all in favor, the agreement with Orange County Tax Collector was ratified.

SEVENTH ORDER OF BUSINESS

Approval of Transfer of Environmental Resource Permit for Phase 2

Mr. Showe: This is just transferring entities into construction operation.

Mr. Boyette: Phase 2 as in J?

Mr. d'Adesky: Yes.

On MOTION by Mr. Boyette, seconded by Mr. Cipollone, with all in favor, the transfer of Environmental Resource Permit for Phase 2 was approved.

EIGHTH ORDER OF BUSINESS

Approval of Bill of Sale

Mr. Showe: This item goes in line with the lift station and some of the sewer items out there. This is a Bill of Sale, which transfers to the District.

Mr. d'Adesky: Steve, you have previously executed this so this is a ratification and not an approval.

Mr. Boyette: This is lift station #2?

Mr. d'Adesky: Yes it is listed as a parcel but it is lift station #2. Eric Wills has been working on the tax collecting from Lennar to CDD Bill of Sale. I will deliver that and both of those will be transferred to the County as part of the transfer of the lift station.

Mr. Boyette: I think we were waiting on this for it to be complete and now we are at that point.

On MOTION by Mr. Cipollone, seconded by Ms. Pugliese, with all in favor, the Bill of Sale was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky: We are looking forward to some of the conveyances that we still have to work on with finalizing some of the eco tower issues. We still haven't heard from the HOA Counsel, Mr. Ryan.

Ms. Pugliese: He will not be responding to that. I spoke to him yesterday and he said to contact our other Attorney so I am forwarding it to Kate Steingl.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Showe: This requires no action by the Board but the statements are there for your information. These are through September 30, 2016 and they are not audited so they are not necessarily final. There may still be some invoices out there.

ii. Ratification of Funding Request #12, #13, & #14

Mr. Showe: These are included in your agenda packet.

On MOTION by Mr. Cipollone, seconded by Ms. Pugliese, with all in favor, ratification of funding requests #12, #13, & #14 were approved.

iii. Presentation of Arbitrage Rebate Calculation Report

Mr. Showe: This is required as part of the bond documents that state we have to do a calculation to make sure we are not making more in interest off of the bonds than legally allowed. We are in compliance with those provisions and there is no action required by the Board.

TENTH ORDER OF BUSINESS Supervisor's Request

Mr. Cipollone: We are looking for an update with Brightview and what has been going on out there.

Ms. Pugliese: I had some landscape concerns and general but nothing in particular.

Mr. Scheerer: There are a couple of concerns. The wild flowers that were planted to the east are gone, which I talked to Sergio about and typically those types of wild flowers produce seed heads on the top. You are supposed to shake them out and trim them back but they have totally removed them. I'm not sure why so I have a meeting with him again this week and we are going to try and figure out whether or not they need to put those back at their own expense. We typically just shake them out and trim them off and they look ugly for a while and they are wild flowers so that is what they are.

Ms. Pugliese: Are they required to be there?

Mr. Scheerer: No they were planted. I don't know if it is a requirement to be there or not.

Mr. Boyette: Mark reviews all of the landscape plans and we went with the rustic natural look. That was my intent.

Mr. Scheerer: Do we need them there?

Mr. Boyette: No.

Mr. Scheerer: We could put something else back there but my concern is they basically flushed out the whole thing.

Mr. Boyette: They let the weeds grow at Moss Park.

Mr. Scheerer: There was an email generated about a week or ago by you, Steve, on some of the tree rings.

Mr. Boyette: Yes that was both of the communities that crossed the border.

Mr. Scheerer: Hopefully that has been addressed and we will verify that Friday, which is our typical site visit day with them. I also received an email from Sergio Tuesday that we have four irrigation controllers not working. They are solar powered and made by a company called Elite.

Mr. Boyette: They do have a one-year warranty on them.

Mr. Scheerer: I've already gotten ahold of Southern and they replaced two of them already. Sergio was telling me that it is taking about ten minutes for at least one of those to even display before it will function. I've let Southern know and Sergio sent me a map today outlining the other three locations, which were installed by Down to Earth. I contacted JC as well as Bruce Warsaw and Jimmy Grow, the Irrigation Manager. I spoke to Jimmy today as well and JC confirmed that he would get right on it. To my understanding they are not working at all.

Mr. Boyette: Are these in the subdivision?

Mr. Scheerer: Yes.

Mr. Boyette: They are not CDD responsibility?

Mr. Scheerer: They are and they are on the eco tower side.

Mr. Boyette: Oh they are in Phase 1 because we have another one in Phase 2 that Sergio brought to my attention. It sounds like we are having issues with Ralph and IT's plan to use solar irrigation controllers throughout the community.

Mr. Scheerer: That is not the problem the controller is the problem. I don't know who chose the controller.

Mr. Boyette: That was the recommendation from the LA.

Mr. Scheerer: We had them at another CDD called Westside CDD and every single one of them are in the garbage. The problem that we are having is the seals are allowing moisture into the solar panel. Once you get the moisture in the solar panel it is done. Most of these are in areas where no one should be messing with them. I won't know about the other three until JC gets out there.

Mr. Boyette: I would like to get JC's opinion to find out what is going wrong with them.

Mr. Scheerer: I don't know if the developer Lennar has any leeway to get back with the contractors and let them know they aren't working and we may need to try something else.

Mr. Boyette: That certainly is an option.

Mr. Scheerer: That is a significant investment in these LED controllers because they are not cheap.

Mr. Boyette: They're not but they are less expensive than running electrical.

Mr. Scheerer: They make another solar power controller. We have several and we replaced them with rain birds.

Mr. Boyette: Could you send me that information?

Mr. Scheerer: Yes sir. It is a standalone panel too so you have the clock and then it is wired to the solar panel that is attached to the pedestal. If something happens to the controller you can change the controller and if something happens to the panel you can change the panel. With Elite it is all in one and you can't do one or the other you have to send the whole thing back.

Mr. Boyette: Work on the existing ones.

Mr. Scheerer: They are under warranty like you said.

Mr. Boyette: I'm looking at making the change for future ones because I am going to be landscaping other pocket parks very soon and now is the time to flip that specification out because I am out to bid for Phase 3.

Mr. Scheerer: I'm sure Down to Earth would also have some additional recommendations.

Mr. Boyette: If it is an additional cost then so be it. It can't be more expensive than running electrical.

Mr. Scheerer: I don't know how quickly the turn around is and I was very impressed with Southern's turn around on the initial warranty call to them. They came out and changed them right away. Unless they put somebody here locally the last place I knew you could even get them changed out was California. We ended up buying two extra.

Mr. Boyette: That is because they were asked to bid Phase 3.

Mr. Scheerer: That is where we are with the landscaping and with the hurricane's we came through okay. The most of the problems were the HOA trees in the Right-Of-Ways but we were onsite that afternoon once the storm passed. We are continuing to meet with Valleycrest

each week and Sergio. If I have to get with Scott or Derrick Bueler, who is right underneath Scott as well my biggest concern right now is where they pulled the wild flowers out. The turf looks pretty good.

Mr. Boyette: If you were to grade Brightview, what grade would you give them at this point?

Mr. Scheerer: On your property?

Mr. Boyette: On the CDD property.

Mr. Scheerer: A 6 maybe 7.

Mr. Boyette: That is what we are thinking too. Michelle is putting together a meeting next week to go through Moss Park and we should probably do Storey Park as well.

Mr. Scheerer: I am not familiar with the Moss Park.

Mr. Boyette: I think we have more issues there than we do Storey Park.

Mr. Scheerer: We don't have any problems with meeting with Sergio. He has been pretty involved and you know that. Anytime you request a meeting he is there and that is the same with Derrick at Storey Lakes. We try to stay consistent in our meetings and I think they help.

Mr. Boyette: You're right Alan. If you have a meeting onsite and you are looking at stuff it is so much more productive than taking pictures.

Mr. Scheerer: You document it, hold them accountable, and ask them for a time frame for completion. They have done a pretty good job at providing that and we will continue to do that whether it is myself or my staff. I am always involved whether it is one of my guys as well. They are proactive to the point of the contract. Applied Aquatic is treating the ponds and they are being mowed. There is a weird wax myrtle that is all by itself by the pond where the trail is at on Dowden Road and I think we are going to get rid of that. It is not a healthy Oak Tree.

Mr. Boyette: I have issues with Girard on Phase 2. They have not done their punch list walk through. We had AT&T and Bright House come through and tear up landscape. I had Down to Earth go in and fix it and they wanted to wait until everything was repaired, which I understand. I repaired it and a week ago I called Dwight and asked where they were with the final punch list walk through? I will never use them again.

TENTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman