

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, February 27, 2020 at 4:00 p.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

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|---------------|---------------------|
| Lane Register | Assistant Secretary |
| Ben Kraljev | Assistant Secretary |
| Susan Kane | Assistant Secretary |

Also present were:

| | |
|------------------|------------------------------------|
| George Flint | District Manager |
| Andrew d'Adesky | District Counsel |
| Kristen Trucco | Latham, Luna, Eden & Beaudine, LLP |
| Christina Baxter | District Engineer by phone |
| Alan Scheerer | Field Manager |
| Tricia Adams | GMS |
| Residents | |

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

Mr. Flint: A few members of the public are present. This is your opportunity to provide any comment to the Board on anything on the agenda that you would like to bring to the Board's attention. I will start by introductions, so you all know who we are. I am George Flint, the District Manager for the CDD. Andrew d'Adesky is District Counsel. Kristen Trucco is from the District Counsel's office. On the phone is Christina Baxter, the District Engineer. With my office is Tricia Adams and Alan Scheerer. Alan is the Field Manager, managing the landscape and lake maintenance contracts and any of the onsite maintenance type issues. Tricia is assisting me with the District. She has been involved in helping with parking and towing policy implementation, so if you attended a Saturday HOA coffee meeting, you may have seen Tricia

there. Then we have three Board Members here; Mr. Lane Register, Mr. Ben Kraljev and Ms. Susan Kane. Two Board Members are not present. There is a five-member elected Board. It takes three Board Members for a quorum. We have monthly meetings scheduled, but to the extent, there may not be business items, the Board may not meet every month. The agenda and meeting schedule are on the District's website, so if for some reason the meeting is cancelled, we will always post it on the website. For anyone who wants a copy of the agenda, it's usually posted six or seven days before the meeting. Are there any comments or input? If so, please state your name and address.

Mr. Eduardo Velazquez (Poetry Drive): We do. I have been a resident of Storey Park for a year and two months. I am commenting about the no parking signs on my street, where I park and my guests park. I don't see anything in the contract that you are going to put no parking in the road at any time. When I traveled to Puerto Rico and come back, I saw the sign. That's the reason why I am here.

Mr. Victor Santos: At his house, both lanes are completely blocked, not just one side where we have the option of parking 100 feet down. In this case, the only place he has to park is his driveway. He lives right behind the clubhouse. I've been there and he has two parking garages, but after that, there's nowhere for him to park.

Mr. Flint: The signage that was put in place isn't defining anything new as far as where you can and cannot park. The signage is just clarifying where the existing no parking areas already are. There are designated parking areas in Storey Park. The problem was that people were parking in alleyways, in the wrong direction, on corners and side-by-side where emergency vehicles can't get through. As a result of that and a number of complaints and concerns from residents of Storey Park, we clarified where the existing parking areas are. In doing that, we had to define where you couldn't park. We didn't create new areas where you couldn't park. We just defined where you are not supposed to be parking.

Mr. Santos: But in this case, he was never told. So now he doesn't have anywhere to park besides the clubhouse.

Mr. Flint: Ben, I don't know if you have any input because I don't know the particulars.

Mr. Kraljev: I wasn't told either. Just to follow up on an HOA meeting we had a couple of weeks ago, we explained that there are certain design codes and criteria from the City of Orlando as well as Orange County, that we must abide by. The parking spaces are designated as

parking/not parking on the civil engineering plans that are permitted and approved through the City of Orlando. It goes to Traffic Engineering, they approve it and sign off and tell us where we can and can't park. We simply built what was approved by the City of Orlando.

Mr. Velazquez: You have a lot of traffic from Narcoossee Road from the Wawa to Storey Park Boulevard. They pay the CDD, but you don't see any parking signs on any road.

Mr. Kraljev: To follow up on what George is sharing with you, because of other complaints and all of the safety concerns, in order to be able to enforce that, there has to be a written policy in place that is consistent, so everybody knows what they can and can't do. Also, as well as something we can support. There were meetings with local officials and with the City of Orlando Police Department (OPD), because there are CDD roads. In trying to get them to enforce it, we had to put a formal policy in place. I think you met several times with the OPD.

Mr. d'Adesky: Correct. You have to post signage.

Mr. Kraljev: In order to enforce, you have to put signage up, to cite somebody for parking in the wrong place. So it's kind of a double-edge sword. We had to abide by the City Ordinances as they approved the civil engineering plans.

Mr. Velazquez: I have the drawing that you put on the internet. On another street, they put no parking signs on one side of the road and on the other side, you can't park. Why on our street did they not do the same? I have the drawing and I can show you.

Mr. Kraljev: I'm not sure where those other drawings are.

Mr. Velazquez: Why is no parking allowed on my street on both sides?

Mr. Santos: He is saying in his case, driveways are on both sides of the street. In front of our house on the entire street, we have no parking signs every 30 to 40 feet, but on the other side of the street, they have driveways and they do not have the no parking signs.

Mr. Velazquez: Behind the pool, there are signs. Why?

Mr. Flint: I'm not familiar with the particular street and the circumstances.

Mr. d'Adesky: Do you want me to find out?

Mr. Kraljev: Yes.

Mr. Flint: If the width of the street is the same width, if there's an engineering reason why there's no parking on both sides, then we need to support that.

Mr. Kraljev: Yes. I'm dealing with this in a separate community in Osceola County right now. The initial phase didn't have restrictions, but the Osceola Land Development Code changed and now we have parking restrictions. So that may account for that.

Mr. Velazquez: We have a limit of 350 feet on Poetry Drive.

Mr. Kraljev: I drove by the other day and looked at it.

Mr. d'Adesky: It sounds like something we are going to have to look into specifically to see the specific reason behind it, because it's not something that any of us just off the top of our head would know.

Mr. Kraljev: It would be speculating.

Mr. d'Adesky: Yes, it would be speculating.

Mr. Velazquez: The city said you have to comply. No one took the time to indicate to residents that this was coming. I understand. Somebody complained that they were going the wrong way, parking halfway, whatever, but I haven't received an actual letter saying what the guidelines are. I moved here last year and until last month, I was not told that I cannot park on the left side if I'm coming against traffic. In my old neighborhood, my neighbor parked on the left side because when you are driving, you want to park in front of your house. I didn't know that was a law.

Mr. Flint: It's been mentioned that there are engineering plans. We are not making up where you can and cannot park. All we are doing is identifying for residents, where the City of Orlando says you can and cannot park. We sent out communication through the HOA, letting residents know that this was coming.

Mr. Santos: It was a little disappointing to find out you are getting a ticket before actually receiving the email that you were putting in signs and waking up and seeing the signs.

Mr. Flint: It's a chicken and egg thing. There's no active enforcement on the part of the CDD right now until the community is educated. That is the process we are going through and are still following.

Mr. Santos: I wish I could believe you.

Mr. Flint: I don't know why you think there's some ulterior motive.

Mr. Santos: Right now, people are getting ticketed, and based on the notes from your previous meeting, you have an agreement to have OPD drive-around the neighborhood.

Mr. Flint: There's no specific agreement required because we are a government entity. So they are enforcing the City's parking policy. We can't control what OPD is enforcing. They are enforcing their parking guidelines on our streets. What we can control is the towing policy. The only method the CDD has to enforce the parking is towing. The City of Orlando can write tickets, but we can't. So our only way to enforce it is through a towing policy. In the event that the City of Orlando is not enforcing, the CDD at least has some ability if someone is parked in the wrong direction or blocking emergency vehicles or someone's driveway. That's the only method we have to enforce. We haven't started implanting that towing. It's going to be an education process before the first vehicle is towed. We are in the process of developing implementation guidelines that the HOA is going to follow and carry out on the CDDs behalf, so everyone is on the same page.

Mr. Santos: We care about that problem. There are two families here, because the others maybe don't care.

Mr. Kraljev: They weren't able to make it.

Mr. Flint: We definitely care, and we appreciate your input. We are not by any means ignoring that or the fact that you have taken the time to provide input to the Board and staff. It is important. We are going to look at your specific situation.

Mr. Kraljev: Give us your phone number so we can contact you.

Mr. Flint: We want to try to avoid making a lot of variations to what the city said our plan needs to be, but if there is a specific instance where it's defensible, obviously we will look at that.

Ms. Baxter: George, I couldn't hear, but what is the location, street or address?

Mr. Velazquez: 1175 Poetry Drive.

Mr. Flint: Christina is the District Engineer. They were involved in putting the plans together that the city approved and conformed with city requirements. We will ask her to look at that specific situation as well.

Ms. Baxter: Is there another location or just that one address?

Mr. Flint: That's the main one they are concerned about. So we have your contact information. Christina is on the phone and heard the discussion. We will follow up with you on that.

Mr. Santos: Thank you so much.

Mr. Flint: Thank you for your input.

Mr. Santos: Is the Board adding additional signs to the back areas?

Mr. Flint: Yes. We are looking at that right now.

Mr. Santos: Because it's not there. People are parking wherever they feel like parking, blocking cars, parking in the same direction.

Mr. Scheerer: All of the phases will end up with no parking.

Mr. Flint: Those phases have not been turned over to the CDD yet. They are still being developed.

Mr. Santos: But they are residents.

Mr. Kraljev: There is a turnover process that we are in between right now. We are closing out some of those phases and then it gets turned over to the CDD. That same process will happen with them.

Mr. Santos: So you are going to have street signs in place; stop signs, street names, directional and do not enter signs. Why can't you add them now?

Mr. Kraljev: We are. In fact we provided the CDD with the plans to review and provide their input. So when new residents come in, it's not all new to them as well. So the program we are rolling in Parcel I, we are also rolling out in what you refer to as Parcel L. This can be the same process.

Mr. Flint: The difference there is the signage is going to be in sooner than these first phases.

Mr. Kraljev: We received Certificates of Completion. There is a whole certification process that we go through before we turn it over to the CDD and we are in that process now.

Mr. Velazquez: Since we have to use the curved parking, the cutout, some of the areas are not even stripped and the ones that are stripped, are you considering locking it into boxes? For example, the only place near my house is 30 feet back near the little park by Imaginary Way. There is a space for four vehicles. Is there a plan to box those out?

Mr. Kraljev: Not at this time, but it's certainly something we can look at.

Mr. Velazquez: That was from my next-door neighbor. They were also asking about the plans that were posted. You can barely read them.

Mr. Flint: I think we provided revised ones, but we will look. If they are still not legible, we will make sure that they are.

Mr. Velazquez: That's all we are asking.

Mr. Flint: I know that they were having some issues with the initial PDFs, but provided some revised ones.

Mr. Kraljev: We can check on that.

Mr. Velazquez: Everyone says that they are working on it or not working on it. What about the streetlights on Dowden Road and Storey Park Drive? It's very dark at night. You can't see anything. I called Duke and spoke to the city commissioner they said it's not them. I spoke to the developer. Lennar said it wasn't them and to contact the District, since they were responsible for the infrastructure. At the past meeting, it was mentioned that the city is requesting new permits.

Mr. Kraljev: I can share with you what we discussed at the last HOA meeting. First of all, the city pushed back very hard on right-of-way (ROW) permits for the installation of streetlights on Storey Park Drive. They just recently, within the last couple of months, received ROW permits. At our pre-construction meeting with the city, they said, "*Wait a minute, we want to see permits for all of your underground conduit that was installed three to four years ago.*" We subsequently found those as-built drawings. They won't accept as-builts. They want actual building permits, construction permits for that work. So that is in process as well as meeting with city representatives to find out why they are requiring that and if they do require it, there must be preparation. Christina as our District Engineer is working to get those plans completed and passed through and approved by the city. Are they not illuminated right now?

Mr. Velazquez: Not now. After you pass Innovation Way and the corner you turn into the clubhouse, it's pitch black. When you were at that meeting, there were kids on ATVs driving around.

Mr. Kraljev: Right.

Mr. Velazquez: Nobody saw them.

Mr. Kraljev: That was our challenge with the City of Orlando with the streetlights.

Mr. Velazquez: Are there any plans to put an actual traffic light on that corner? Opposite from the middle school, there is a traffic light.

Mr. Kraljev: I'm not aware of plans for a light at that intersection.

Mr. Velazquez: An extra traffic light. Not just lighting.

Ms. Baxter: A traffic signal will not be installed at that intersection until it meets Signal 1 as determined by the City of Orlando.

Ms. Baxter briefly left the meeting.

Mr. d'Adesky: They have to do a Warranty Study. It's just a matter of how many trips are coming through.

Mr. Kraljev: We didn't get the opportunity to drive that, if I'm thinking about the same area.

Ms. Baxter joined the meeting.

Mr. Velazquez: What about having lights on the other side from West Park all the way to the middle school?

Mr. Kraljev: It's the same issue with the city.

Mr. Velazquez: What about the same issue?

Mr. Kraljev: The same issue meaning that the conduit was installed. It's actually pre-wired.

Mr. Velazquez: But there are no actual poles.

Mr. Kraljev: Correct.

Mr. Velazquez: There are some sections where there are lights on the pavers on the asphalt sidewalks.

Mr. Kraljev: Are you talking about behind the clubhouse?

Mr. Velazquez: Yes, behind the clubhouse. Are those going to be added to the other locations throughout the walk?

Mr. Kraljev: Not that I'm aware of.

Mr. Velazquez: Why?

Mr. Kraljev: That's an area that belongs to the clubhouse. There will be similar lights in the dog park.

Mr. Velazquez: The ones in the dog park are solar.

Mr. Kraljev: Correct.

Mr. Velazquez: Can those be added to the walk?

Mr. Kraljev: That's something the CDD can look at, but they are not in the current plans. There are homes along that section from the school down to Moss Park. I know folks use it. The streetlights should help.

Mr. Velazquez: No. I'm talking about inside where we have our trails.

Mr. Kraljev: By the pond?

Mr. Velazquez: Yes.

Mr. Kraljev: There are currently no plans for lighting in there.

Mr. Velazquez: I'm concerned when people walk through that an alligator can come up. That's it on the lights. There are problems with the sidewalks. They are all cracked.

Mr. Kraljev: If we know where they are cracked, we do a one year walk with the county, a turnover walk if you will, identifying broken curb pieces, broken sidewalks and repair them at that time. Like in the park where we replaced a broken sidewalk. As they are turned over to the CDD, we also do a walk through and note areas that need work and repair them.

Mr. Flint: Once the CDD accepts them, we do periodic inspections as well because it's a health, safety issue on trip hazards. We inspect them and going forward we will do periodic repairs. i

Mr. Kraljev: Homeowners can call the HOA or CDD so we can address those.

Mr. Velazquez: During the past meeting, they were talking about the construction plans for parks. Will those be posted on the website?

Mr. Kraljev: They are now a public record, so they are available, but if you call us, we would be glad to meet with you and show you the plans.

Mr. d'Adesky: You can contact Lennar. You can also contact my office and I'll be happy to share them with you.

Mr. Velazquez: But nobody will be able to see them unless they request them.

Mr. Kraljev: The sales office might have a copy.

Mr. Velazquez: I don't trust them because they told me that I can put a white fence in the corner of my lot and when I submitted the paperwork, they wanted to change it. That's all I have.

Mr. Flint: We appreciate your input and we are happy to address any questions you have. If you have any questions going forward, you can always contact me. I can get answers from Alan or if it's a developer issue, I can help as far as trying to get you an answer. We are happy to have you and answer your questions. By all means, you are welcome to attend all of these meetings, but I don't want you to feel like you have to wait until the meeting to get an answer.

So you can always reach out to us in advance, either by email or phone. We are happy to answer any questions we can for you.

Mr. Velazquez: Will you guys consider having a meeting at the clubhouse every third or fourth meeting? During the last couple of meetings, staff got bombarded once residents found out about the parking.

Mr. Flint: From a staff perspective, we can set up informational meetings to address specific issues. It's really up to the Board on whether they want to hold Board meetings out there. From what I understand, the facility is not conducive. I guess you had to meet on the pool deck. These meetings have to be advertised in the newspaper at least seven days in advance. You don't want to have a meeting advertised and then a rainstorm comes along and you can't actually hold a meeting.

Mr. d'Adesky: They have to be accessible so you can't have a meeting on a pool deck.

Mr. Velazquez: All there was on the pool deck were pavers.

Mr. d'Adesky: Some meet at a library that's nearby.

Mr. Velazquez: You can contact the middle school down the street and arrange it three months in advance.

Mr. Flint: It's really up to the Board, if they want to do that. I explained to you the transition of this Board to resident control.

Mr. Velazquez: So it's not going to happen.

Mr. Flint: I'm not saying it's not going to happen. Why are you putting words in my mouth?

Mr. Velazquez: You said it.

Mr. Flint: I didn't say that. Alright, is there any other public comment? Hearing none,

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 23, 2019 Meeting

Mr. Flint: We have the minutes from the January 23, 2019 meeting. Does the Board have any additions, deletions or corrections?

Mr. Register: No.

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

On MOTION by Mr. Register seconded by Ms. Kane with all in favor the Minutes of the January 23, 2019 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2020-03
Declaring the Series 2018 Project
Complete**

Mr. Flint: This is a resolution declaring the Series 2018 project complete.

Mr. d’Adesky: This resolution is related to Section 5.01(c) of the Master Trust Indenture, which requires an Engineer’s Certificate of Completion at the time the project is certified complete by the District Engineer. Christy had a chance to look at that and executed an initial certificate, which was good for the purposes of the resolution. Christy might have a slightly updated form for you that has additional language that Jan wants to add, but in terms of the resolution, we recommend approval, because she signed the initial certificate, certifying the project as complete. Construction funds have been drawn down, correct?

Mr. Flint: Correct. It’s empty. Are there any questions on the resolution?

Ms. Kane: No.

Mr. Flint: Hearing none, we need a motion to approve it.

On MOTION by Mr. Register seconded by Ms. Kane with all in favor Resolution 2020-03 Accepting the Certification of the District Engineer that the Series 2019 Project is Complete; Declaring the Series 2018 Project Complete; Providing for Severability, Conflicts, and an Effective Date was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2020-04
Designating the Primary Administrative
Office**

Mr. Flint: Next is a resolution designating the primary administrative office for the District. We relocated from Central Boulevard to this office. So as a cleanup matter, we need to designate this office as the primary administrative office. That is accomplished by a resolution. We need a motion to approve the resolution.

On MOTION by Ms. Kane seconded by Mr. Register with all in favor Resolution 2020-04 Re-designating the Primary Administrative Office and Principal Headquarters of the District as stated and Providing an Effective Date was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Mail Kiosk License Agreement with Storey Park Homeowners Association

Mr. Flint: My understanding is that the kiosk is proposed to be owned and maintained by the HOA, but it's on CDD property. As a result, District Counsel prepared a License Agreement,

Mr. d'Adesky: This is a standard form Kiosk License Agreement that we have in other Districts. Randal Park has a similar agreement that allows the HOA to maintain their mail kiosk. They indemnify the CDD to provide insurance, so they were be taking care of that. They are responsible for cleaning up and maintaining the mail kiosk.

Mr. Kraljev: Andrew, it was executed by the HOA and I have a copy with me.

Mr. d'Adesky: Perfect.

Mr. Kraljev: So we can get the CDD to execute it. That's up to you. Attached to the exhibit is the legal description, sketch and description.

Mr. Flint: Are there any questions on the License Agreement?

Mr. Kraljev: No.

Ms. Kane: No.

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the Mail Kiosk License Agreement with the Storey Park Homeowners Association was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Towing Services Agreement with Sam's Towing, Inc. d/b/a Airport Towing Service - Added

Mr. Flint: We added this item. At the last meeting, the Board authorized the Chair or Vice Chair to enter into an agreement with a towing company to allow us to enforce the no parking towing policy. We brought that back to you for ratification and I handed a copy of it to the Board. This has already been approved and the Board is actually having the form of the agreement ratified. Are there any questions on the agreement? Hearing none, we need a motion to approve it.

On MOTION by Ms. Kane seconded by Mr. Register with all in favor the Towing Services Agreement with Sam's Towing, Inc. d/b/a Airport Towing Service was ratified.

Ms. Kane: Does it have to be notarized?

Mr. Flint: Yes. It still has to be executed by the District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Update on Auditing Requirements

Mr. d’Adesky: There was an update to Senate Bill (SB) 7014, which mainly applies to fraud and waste, which is already being taken care of by GMS. It also requires posting the audit on the website for two years, which we do anyway. Most importantly, it requires you to comply with government audits so if there is any audit request, we can respond in a timely manner and give them the information they ask for. They are proceeding with Parcel K and the expansion. We plan to have a Funding Agreement, which entails Lennar compensating for the filing fee and other expenses related to the Parcel K expansion. We are going to get that executed and have it ratified at the next meeting. That’s it?

B. Engineer

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

Ms. Baxter: I don’t have anything new to discuss.

Mr. Flint: We are working on closing out the Series 2015 bonds. Right? That would be coming in the next few months.

Ms. Baxter: Yes. We are in the process of completing our construction certification with the City. After that is completed, we can close out the 2015 series.

Mr. d’Adesky: That was outstanding. Is that correct, Christina?

Ms. Baxter: Yes. The last phase, Phase 5, we are in the process of certifying it complete to the city. Once that is done, we can provide to the CDD for approval.

Mr. d’Adesky: Okay.

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 January 16, 2020 through February 20, 2020 totaling \$56,065.97. A large portion was debt service assessment revenue as it comes into the District that we have to transfer to the Trustee. All of those checks for the Storey Park CDD, in care of Regions Bank, is just moving the debt

services assessment revenue to the Trustee. Are there any questions on the Check Register? If not, I would ask for a motion for approval.

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

ii. Balance Sheet and Income Statement

Mr. Flint: We also have the Unaudited Financial Statements through January 31, 2020. No action is required by the Board. If you have any questions, we can discuss those. We collected \$380,000 of the 436,000 on-roll assessments and \$93,124 was direct billed. We are 100% where we need to be on the direct bill and are on course as far as the on-roll to be fully collected this spring. Compared to our prorated budget, our actual expenses are significantly under our pro-rated budget. Financials look good. If there are any questions, we can discuss those.

Mr. Kane: No.

NINTH ORDER OF BUSINESS

Supervisor’s Request

Mr. Flint: Was there anything else that the Board wanted to discuss that was not on the agenda? Hearing none, we need a motion to adjourn.

Mr. Register: Alan, do we want to cover the lawn maintenance or was it covered at the prior meeting?

Mr. Scheerer: Yes. We had several addendums to the landscape contractor that was brought before the Board last month, to authorize them to go ahead and execute. We have several parcels that we are getting ready to turnover to the CDD starting on March 1st. Do you want to go through them?

Mr. Kraljev: No. We are okay with the prior approval.

Mr. d’Adesky: I was approved at the last meeting. We will execute and deliver. So we have three ponds, the mail kiosk, dog park and the PL3 park that was turned over to us on March 1st. They have all been budgeted for this year.

Mr. Flint: If there’s nothing further, we need a motion to adjourn.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Register seconded by Mr. Kraljev with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman